



Church Lane, Isleham, CB7 5SQ

CHEFFINS

Church Lane

Isleham,
CB7 5SQ

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Guide Price £420,000

- Detached Period Cottage
- 3 Bedrooms - 1 ensuite
- 3 Reception Rooms
- Established Private Gardens
- Double Garage & Driveway
- Attractive Village Location

A charming 3 bedroom detached period cottage with a wealth of period character with exposed beams and fireplaces and situated in an attractive single track lane adjoining the village church. The cottage is has been sympathetically extended over time and benefits from 3 reception areas and an open plan kitchen/breakfast room. Features include 3 bedrooms and en suite on the 1st floor, a ground floor bathroom and attractive established gardens.





LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

ENTRANCE HALL

with a solid wooden entrance door with stripped pine doors and Suffolk latches to lounge and drawing rooms.

LOUNGE/FAMILY ROOM

with a feature Inglenook fireplace, stairs to first floor, wall mounted air conditioning unit, exposed beams and open studwork to dining room, stripped pine door to kitchen/breakfast room.

DINING ROOM

with period brick floor, open studwork to lounge/family room, exposed beams, wall mounted air conditioning unit.

KITCHEN/BREAKFAST ROOM

with a range of fitted base and wall units, inset stainless steel double drainer sink with mixer tap, integrated electric oven and grill, and hob, vaulted ceiling with a large Velux window with electric blind, tiled floor, door to lobby.

LOBBY

leading to the family bathroom with area for cloaks and storage cupboard and hanging rails, wall mounted boiler, tiled floor.

FAMILY BATHROOM

a fully tiled room with a large low-set metal, enamelled bath with electric shower and large folding screen, WC, hand basin with tiled vanity unit, wall mounted mirror, Velux window.

DRAWING ROOM

a triple aspect room, Inglenook

fireplace with multi-fuel wood burner, wall mounted air conditioning unit, exposed beams, storage recess, wall mounted air conditioning unit.

SUN ROOM

with a pair of French doors leading to the conservatory, further storage units, tiled floor.

CONSERVATORY

with radiator, wooden flooring and pair of doors leading to the garden.

FIRST FLOOR

HALF LANDING

MASTER BEDROOM

a triple aspect room with a built-in wardrobe, wall mounted air conditioning unit, vaulted ceiling, stripped pine door with Suffolk latch.

ENSUITE WC

with WC and corner hand basin. part vaulted ceiling, Velux window to rear.

ENSUITE SHOWER ROOM

With shower cubicle and tiled surround, hand basin.

BEDROOM 2

with a fitted wardrobe, vaulted ceiling, stripped pine door with Suffolk latch, wall mounted air conditioning unit.

BEDROOM 3

with a window to front, fitted wardrobe, part vaulted ceiling, stripped pine stable door with Suffolk latch.

SEPARATE WC

with low level suite and hand basin.

OUTSIDE

The property is attractively situated in a quiet lane in the centre of the village and close to the village church of St. Andrew's. To the side of the cottage is a gated driveway leading to a DETACHED DOUBLE GARAGE.

At the rear of the cottage is a delightful, enclosed and private garden, mainly laid to lawn with specimen trees, shrubs and roses, a large patio area and further patio area with a timber pergola over and two timber sheds.

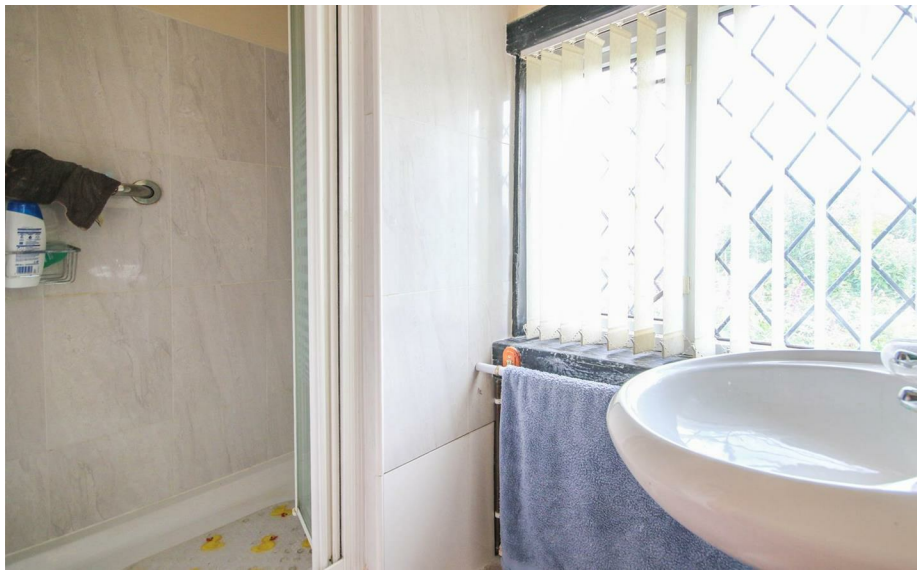
SALES AGENTS NOTES


Tenure - Freehold
Council Tax Band - E
Property Type - Detached Cottage
Property Construction - Traditional Brick
Number & Types of Room - Please refer to the floorplan
Square Footage - 1593.06
Parking - Double Garage & Driveway
Heating sources - Gas central heating with wood burners in the lounge and drawing room and an air conditioning unit in the lounge, dining room, drawing room and master bedroom.

Conservation Area - Yes (Iseham)

For more information on this property, please refer to the Material Information Brochure on our website.





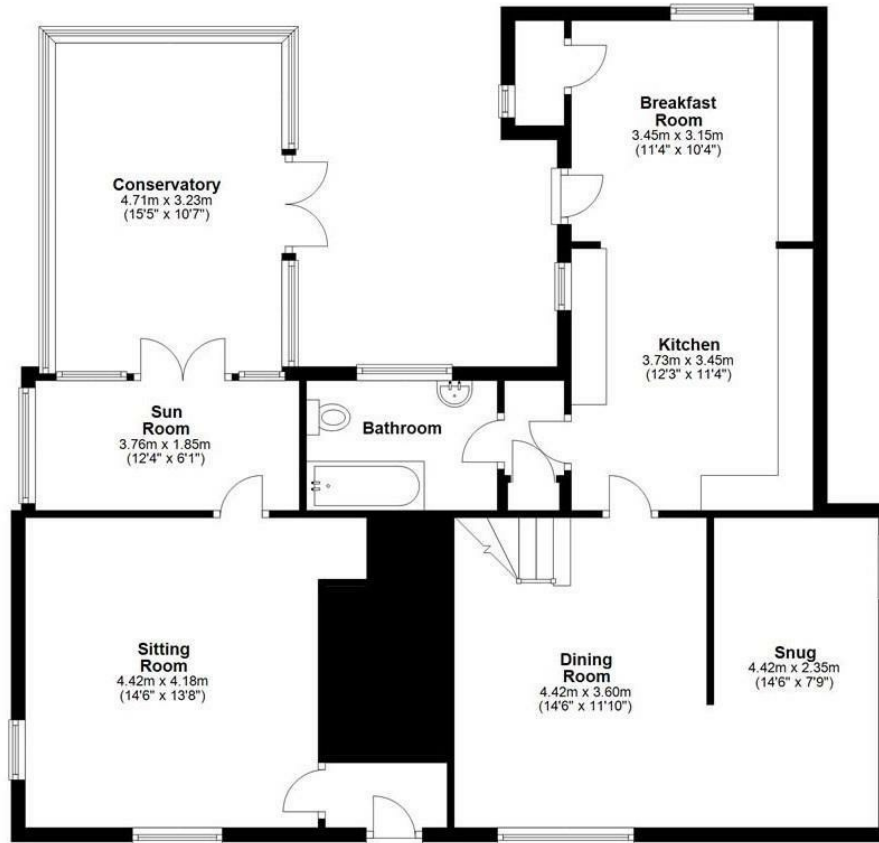
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



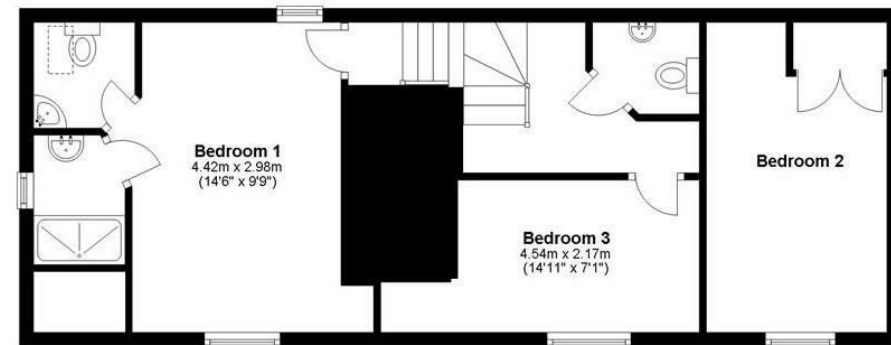
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 Local Authority - East Cambridgeshire



Ground Floor



First Floor



Approx. gross internal floor area 163 sqm (1750 sqft)

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