



Brinkley Road, Carlton, CB8 9JY

CHEFFINS

# Brinkley Road

Carlton,  
CB8 9JY

4 2 4

Guide Price £625,000

- Detached Period Cottage
- 3/4 Bedrooms
- 4 Reception Rooms
- Exceptional Character
- Beautifully Presented
- Delightful Large Garden
- Stunning Countryside Views

A truly exceptional 3/4 bedroom detached period property standing in an elevated position with stunning far reaching views over farmland and open countryside. The property is beautifully presented throughout and sympathetically extended to include a living room and separate dining room, a stunning triple aspect family room and a delightful garden room. Additional features include 3/4 bedrooms with 1 ensuite, garages, workshop and beautiful gardens.





## LOCATION

CARLTON is conveniently placed for access to major routes including the A14 and A11 which links to the M11 motorway. The horseracing town of Newmarket is about 8 miles away and the university city of Cambridge about 13 miles distant.

## ENTRANCE HALL

with a part glazed entrance door, bay window to the side aspect, access though to;

## LIVING ROOM

with a fireplace recess with tiled hearth and wood burning stove.

## DINING ROOM

with a fireplace with stone hearth and timber surround, fitted shelving and storage cupboards.

## FAMILY ROOM

A stunning large triple aspect room with a high vaulted ceiling and exposed beams, freestanding wood burner situated on a tiled hearth, wood flooring, sliding patio doors leading to the rear garden.

## KITCHEN/DINING ROOM

with a well equipped fitted kitchen comprising worktops with inset sink and drainer, fitted base and wall mounted cupboards, integrated eye level Neff appliances comprising a double oven and grill and microwave, ceramic hob with extractor hood over, integrated dishwasher.

## UTILITY ROOM

with a range of fitted cupboard units and an integrated fridge and separate freezer, space and plumbing for washing machine.

## SIDE HALLWAY

with stairs leading to the first floor and under stairs storage cupboard.

## GARDEN ROOM/SUN ROOM

an exceptional South facing room with vaulted ceilings, velux roof windows, tiled flooring, doors leading to the garden.

## CLOAKROOM

with concealed cistern low level WC, hand basin, tiled flooring.

## FIRST FLOOR

### LANDING

### BEDROOM 1

with fitted wardrobes.

## ENSUITE SHOWER ROOM

with a tiled shower area, hand basin, low level WC, built-in storage cupboards.

## BEDROOM 2

## BEDROOM 3

## BEDROOM 4/BOX ROOM

## BATHROOM

with a bath, hand basin, low level WC.

## OUTSIDE

The property is attractively situated set back from the road in an elevated position and with exceptional views to the front over open farmland. A pretty front garden is laid to lawn with established hedge boundary and a pathway leading to the front entrance door. To the left hand side of the property is an access driveway leading to the side and rear of the property where there are 2 garages, a workshop area, log store and a garden shed attached.

A delightful rear garden is laid to lawn with a wealth of established trees and shrubs and open views to the rear over farmland.

## SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached Cottage

Property Construction - Standard brick and render

Number & Types of Room - Please refer to the floorplan

Square Footage - 2023.62

Parking - Garages & Driveway

Heating sources - Oil central heating and wood burning stoves.

Rights of Way, Easements, Covenants - There is a historic right of way to the left hand side of the garden allowing access for the farmer to the field at the rear.

Please note the property is on an unregistered title.

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














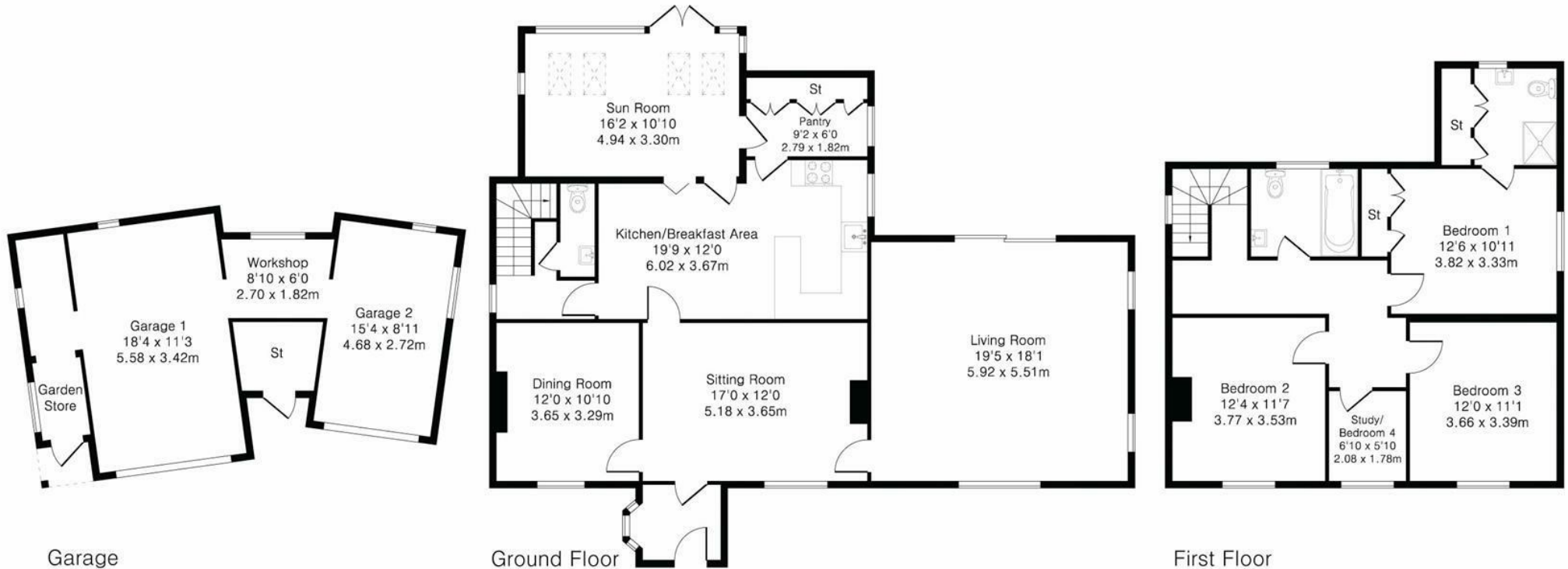
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 2040 sq ft – 190 sq m  
 Ground Floor Area 1287 sq ft – 120 sq m  
 First Floor Area 753 sq ft – 70 sq m  
 Garage Area 489 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.