



Cheveley Park, Cheveley, CB8 9DE

CHEFFINS

Cheveley Park

Cheveley,
CB8 9DE

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Guide Price £325,000

- Individual Period Coach House Conversion
- Accommodation Over 3 Floors
- First Floor Living Room with Wood Burner
- Exceptional Character
- Attractive Courtyard Garden

A charming 2 bedroom period coach house conversion forming part of the historic Cheveley Park estate surrounded by attractive countryside and managed studs. The property offers exceptional character throughout with accommodation arranged over 3 floors comprising a ground floor kitchen/dining room with a fireplace and wood burning stove, an exceptional first floor living room with high beamed ceilings and a wood burning stove and 2 bedrooms on the second floor. A unique period property standing in a well regarded communal residential area.





LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

KITCHEN/DINING ROOM

with a part glazed stable door and ornate window to the front aspect, fitted base and wall mounted units with wood worktops, integrated oven and grill, deep ceramic sink, wood flooring, high ceilings with exposed beams, fireplace with a wood burning stove, storage cupboard, doorway opening with stairs leading to the first floor.

FIRST FLOOR

LANDING

with wood flooring, stairs leading to the second floor.

LIVING ROOM

with an exposed brick hearth and a wood burning stove, wood flooring, high ceilings with exposed beams, storage cupboards.

BATHROOM

with a bath with shower over, pedestal hand basin, low level WC, wood flooring.

SECOND FLOOR

LANDING

with oak wood flooring.

BEDROOM 1

with exposed beams and wood flooring.

BEDROOM 2

with part sloping ceilings.

OUTSIDE

To the front of the property is an attractive West facing courtyard with a pedestrian gate to the front, an

established hedge and mature tree.

The property forms part of the Cheveley Park development. The approach to the property is over shared shingled driveways and there is communal parking located nearby.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Period Converted Coach House

Property Construction - Stone with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1233

Parking - Shared Driveway and Parking Area

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Wood Burners

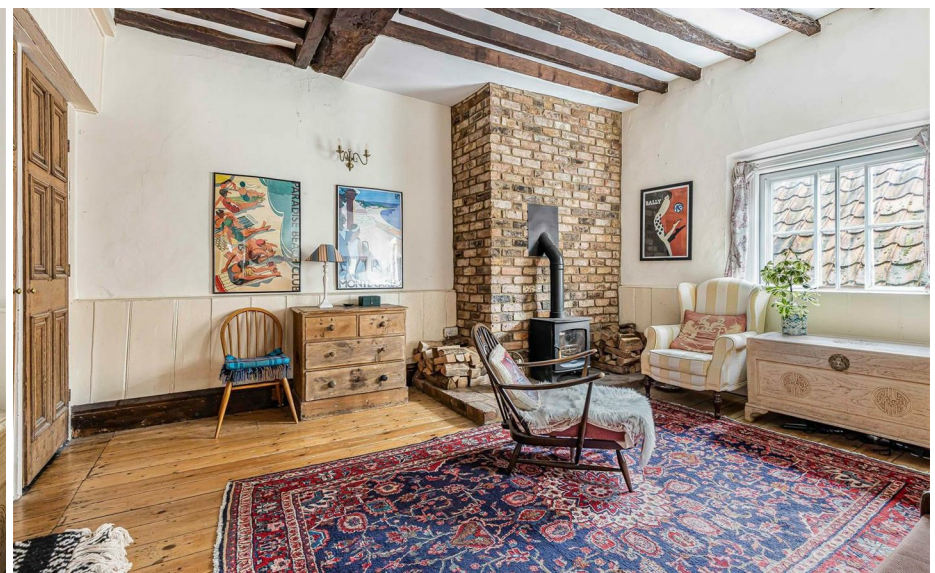
Broadband Connected - Yes

Broadband Type - Fibre to the Property

Mobile Signal/Coverage - Likely

Rights of Way, Easements, Covenants - A flying freehold exists with part of the first and second floor over an adjoining property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	30		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 1233 sq ft – 115 sq m
Ground Floor Area 394 sq ft – 37 sq m
First Floor Area 502 sq ft – 47 sq m
Second Floor Area 337 sq ft – 31 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.

