



**Ashtree House,
Ashley**

**DAVID
BURR**



Ashtree House, 74 Mill Road, Ashley, CB8 9EE

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village hall and church and it is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

This substantial 3,100 sq. ft. detached property is situated in a sought-after village location within walking distance of amenities. The property offers well-proportioned living accommodation, including a particularly impressive drawing room with an inglenook fireplace, and sits within large, mature gardens incorporating a garage and a games room with extensive off-road parking, all set within 0.44 of an acre.

A substantial detached 3,100 sq. ft. property set within 0.44 of an acre in a popular village location.

Ground Floor

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor.

DRAWING ROOM An impressive triple-aspect room, featuring an inglenook fireplace with open fire, exposed floorboards and French doors leading through to the conservatory.

DINING ROOM A well-proportioned room with French doors opening to the rear.

CONSERVATORY A lovely, light room with doors opening to the garden.

KITCHEN / BREAKFAST ROOM Extensively fitted with a range of units under granite worktops, with a double sink. Integrated appliances include a Rangemaster cooker and dishwasher, and there is space for a fridge freezer, whilst the central island incorporates a breakfast bar.

UTILITY ROOM With further units under worktops, a stainless-steel sink and drainer, plumbing for a washing machine, a boiler serving the radiators and a door to the front.

SNUG A lovely, light double-aspect room with French doors opening to the rear, which could also be used as a ground-floor bedroom, with an adjacent shower room.

SHOWER ROOM With WC, washbasin and tiled shower cubicle.

STUDY With a built-in bookcase and outlook to the front.

CLOAKROOM With WC and washbasin.

First Floor

LANDING Leading to...

MASTER BEDROOM A wonderful room enjoying a double-aspect outlook, with extensive built-in wardrobes and an outlook over the rear garden.

EN-SUITE Fitted with a white suite comprising a WC, twin washbasins, bath, tiled shower cubicle and heated towel rail.

BEDROOM 2 With an outlook to the front.

EN-SUITE Comprising a WC, washbasin and tiled shower cubicle.

BEDROOM 3 With fitted wardrobes and an outlook to the rear.

BEDROOM 4 With fitted wardrobes and an outlook to the front.

BEDROOM 5 With fitted wardrobes and an outlook to the front.

BATHROOM A stylish Jack and Jill bathroom shared with Bedroom 3, fitted with a white suite comprising a WC, washbasin, tiled shower cubicle and bath.

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Outside

The property is approached by electric gates leading onto an extensive gravel driveway, providing parking and turning space for several vehicles, in turn leading to the DOUBLE GARAGE, which has been partially converted to create a games room.

Gated access leads to the rear gardens, which are an asset to the property, with an extensively paved terrace ideal for al fresco entertaining, opening onto the lawn, which is flanked by mature shrub beds, borders, trees and shrubs. An archway leads through to a further private lawned garden, also enclosed by trees and shrubs, with a useful garden shed. The gardens in all measure 0.44 of an acre.

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND G. (£4,097.90 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

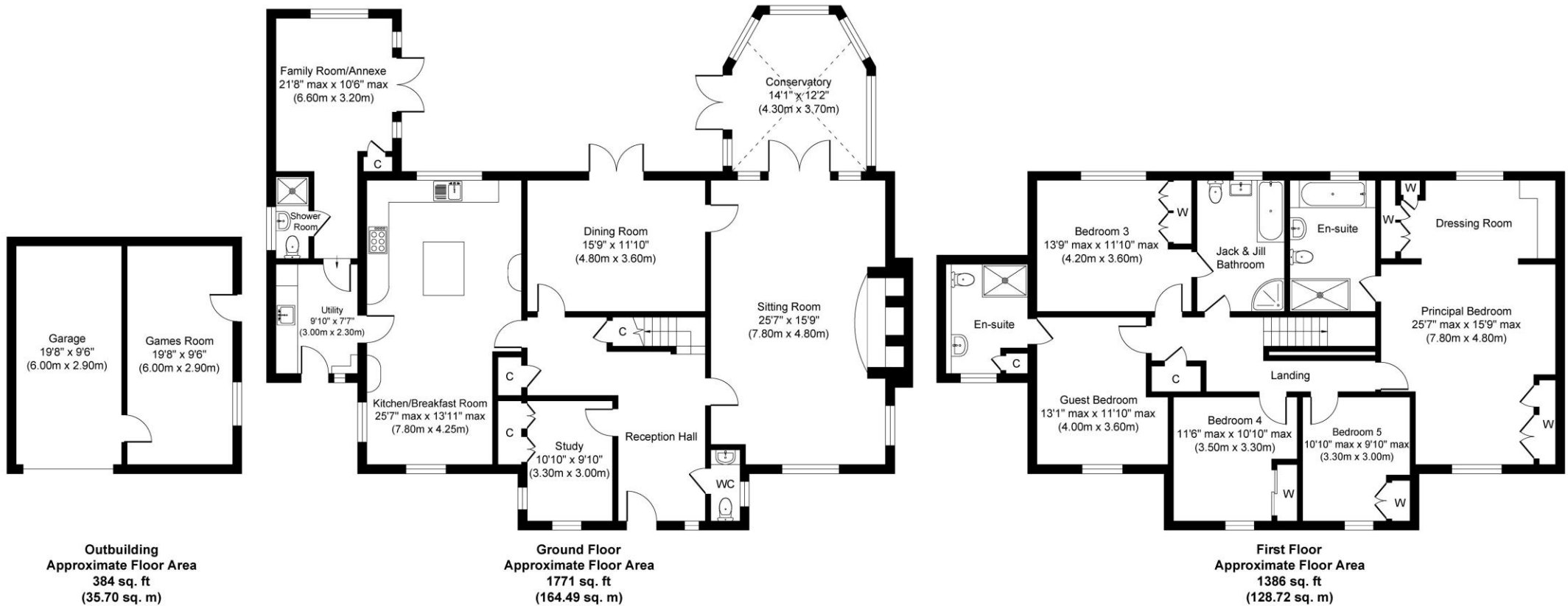
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 54 mbps download, up to 10 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS nail.approve.acquaint

VIEWING Strictly by prior appointment only through DAVID BURR.

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