



High Street, Cheveley, CB8 9DQ

CHEFFINS

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CB8 9DQ

- Substantial Detached Family Residence
- 6 Bedrooms
- Accommodation Arranged Over Three Floors
- Detached Double Garage
- Open Plan Kitchen/Breakfast Room
- Lengthy Rear Garden
- Prominent & Commanding Position In This Central Village Location
- Chain Free

An excellent opportunity to purchase this substantial and rather imposing detached house with its own distinctive and unique ambience, with high levels of flexible and well-proportioned accommodation, set over three floors and occupies a rather special position in the village, set in its own delightful mature gardens which enjoy both privacy and seclusion while also enjoying a close proximity to local amenities in the form of a public house and village stores as well as ease of access into the well known racing town of Newmarket.

6 4 3

Guide Price £700,000





LOCATION

Located in the heart of this popular village surrounded by stud farms. Cheveley has a shop/Post Office, primary school, Church and popular public house/restaurant. The town of Newmarket (3 miles) is world famous as the headquarters of British horseracing. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club. Further amenities can be found in Cambridge (17 miles) and Bury St Edmunds (13 miles). There is excellent access to the A14 and A11 (M11) and a branch line railway connection from Newmarket to Cambridge and Ipswich.



RECEPTION HALL

with stairs rising to first floor and 2 storage cupboards. Doors to sitting room, study, kitchen/breakfast room, cloakroom and double doors to:

DINING ROOM

dual aspect with windows to front and side.

SITTING ROOM

with feature fireplace and dual aspect with windows to front and patio doors to rear.

STUDY

with fitted shelving and window to side.

CLOAKROOM

with WC and wash basin.

KITCHEN/BREAKFAST ROOM

fitted with base and wall units, work tops, sink with window to side aspect above, appliances including double oven, electric hob with extractor above, fridge freezer and dishwasher, patio doors to side, door to utility room and door to:

FAMILY ROOM

with vaulted ceiling and triple aspect with windows to side and rear and patio doors to side.

UTILITY ROOM

fitted with base units, work tops, sink with window to side aspect above, wall mounted oil boiler and appliances including washing machine and tumble dryer.

STAIRS/FIRST FLOOR LANDING

with stairs rising to second floor, linen cupboard and airing cupboard. Doors to bedrooms 2, 3 & 6, family bathroom and:

MASTER BEDROOM

with 2 built in wardrobes, window to rear and open to:

EN SUITE BATHROOM

with roll top bath, separate shower enclosure, WC, wash basin with mirror above and, heated towel rail and window to side.

BEDROOM 2

(narrowing to 7'2" (2.18m)) with built in wardrobes, window to front and door to:

EN SUITE SHOWER ROOM

with shower enclosure, WC, wash basin and window to rear.

BEDROOM 3

with window to front.

BEDROOM 6

with built in wardrobe and window to rear.

FAMILY BATHROOM

with shower over bath, WC, wash basin with vanity unit below and mirror above, mirrored cabinet and window to front.

STAIRS/SECOND FLOOR LANDING

with Velux skylight and doors to shower room, bedroom 5 and:

BEDROOM 4

with 2 Velux skylights and reading nook into the eaves with further Velux skylight.

BEDROOM 5

with window to rear and 2 Velux skylights.

SHOWER ROOM

with shower enclosure, WC, wash basin and Velux skylight.

OUTSIDE

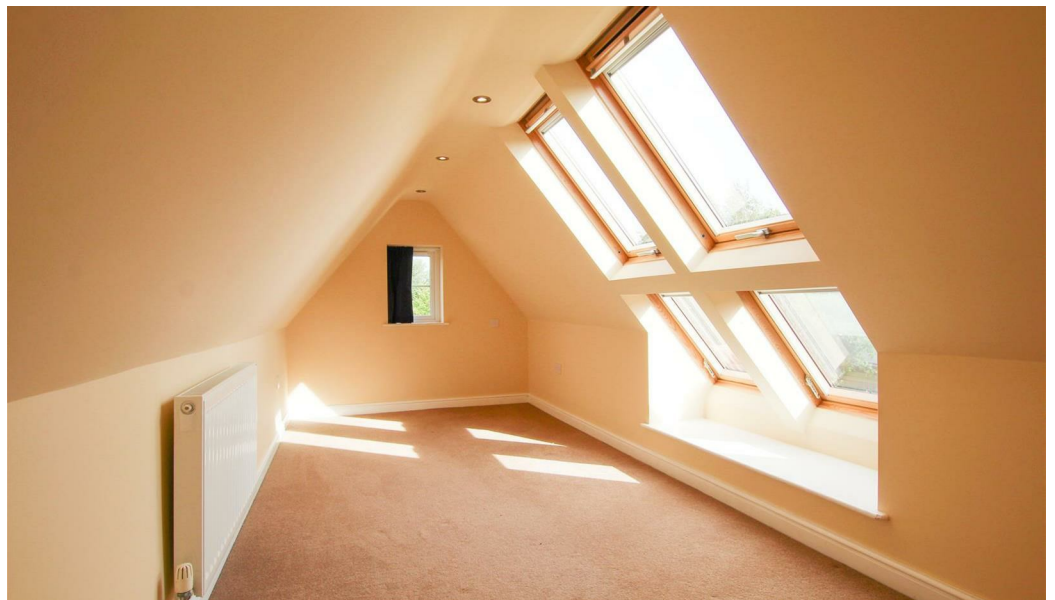
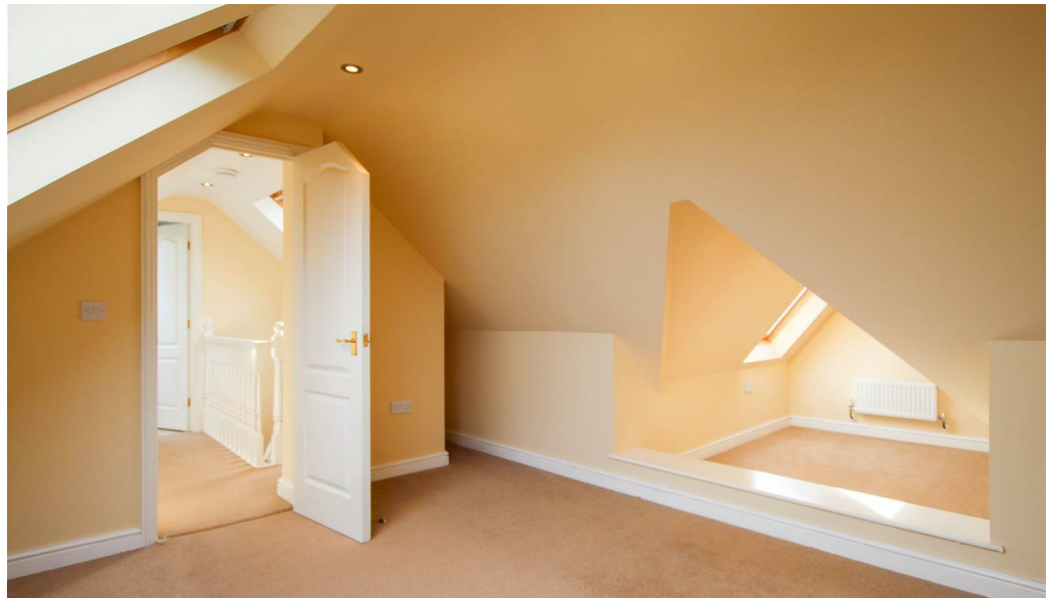
FRONT

open front garden with bricked driveway, lawn and shrub borders. Side gate with access to:

REAR

with rear driveway with access to detached double garage, generous patio terrace and enclosed rear garden predominantly laid to lawn.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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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Tenure - Freehold

Council Tax Band - F

Local Authority - East Cambridgeshire District Council



