



**Hare Cottage, 125 High Street
Cheveley**

DAVID
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Hare Cottage, 125 High Street, Cheveley, CB8 9DG

The picturesque village of Cheveley is situated in the county of Cambridgeshire and lies approximately 3.5 miles from the historic racing town of Newmarket. The village is well served by a village store, post office, primary school, public house, recreation ground and church. The nearby town of Newmarket offers a more comprehensive range of facilities with many shops, restaurants, hotels and public houses.

Hare Cottage is an attractive two-bedroom period home, ideally positioned close to the centre of Cheveley. With a wealth of character features, the property benefits from exposed timbers, a welcoming sitting room with a wood-burning stove, a modern fitted kitchen, a well-appointed bathroom and two bedrooms. Outside, there are mature, well-established gardens to both the front and rear. The property is offered for sale with no onward chain.

Charming two-bedroom period cottage well positioned in the heart of Cheveley, with established gardens and no onward chain.

Ground Floor

ENTRANCE PORCH With a window to the side aspect and a door opening into the living room.

LIVING / DINING ROOM A charming open-plan room, subtly divided by exposed timbers. The space features sash windows to the front aspect and a fireplace with multi-fuel stove, brick hearth and surround, along with a recessed log store. The dining area is particularly versatile and would work equally well as a snug or home office.

KITCHEN / BREAKFAST ROOM Fitted with a range of eye-level storage units with work surfaces over, an inset sink and drainer, and a double oven with electric hob and extractor hood above. There is space and plumbing for both a dishwasher and washing machine, as well as ample room for a dining table and chairs. A window overlooks the rear garden.

REAR LOBBY Housing the oil-fired boiler and providing access to the rear garden.

First Floor

LANDING With a sash window to the front aspect and access to the loft space.

BEDROOM 1 A double bedroom featuring wooden flooring and exposed beams, a window to the rear aspect, and two deceptively spacious built-in storage cupboards.

BEDROOM 2 With wooden flooring and a sash window to the front aspect.

Outside

The front entrance is approached via a brick-paved pathway, with the front garden enclosed by a low-level brick wall and planted with mature shrubs and borders.

The rear garden is predominantly laid to lawn with well-established borders and includes a summer house, timber storage shed, small pond and a paved seating area. Please note that No. 127 benefits from a right of access to the rear parking area, located beyond the garden boundary.

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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 C. (£2,089.55 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS chickens.blockage.rewarded

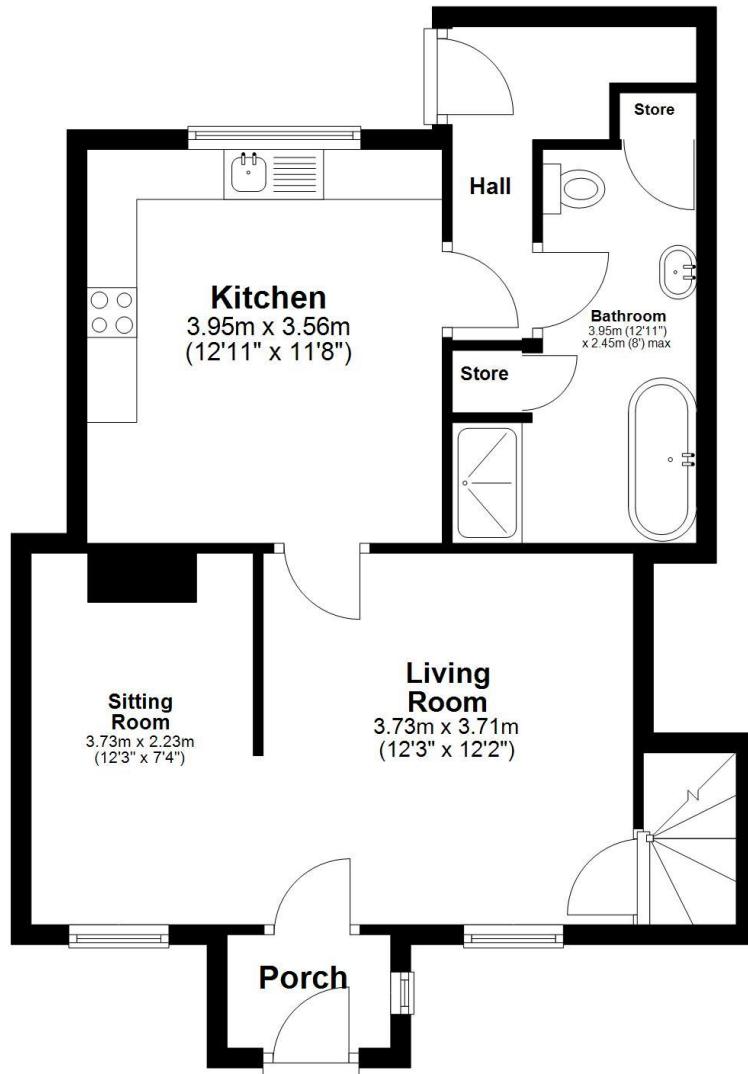
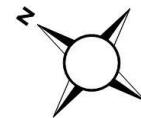
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



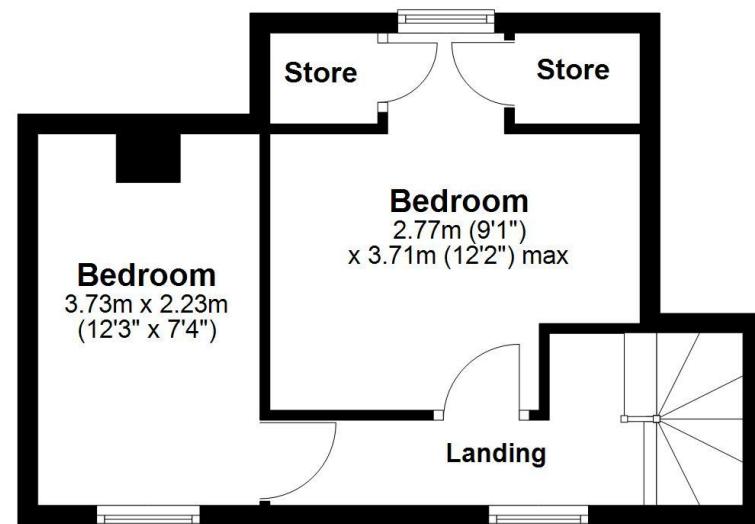
Ground Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 81.8 sq. metres (881.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

