



Church Street, Ashley, CB8 9DU

**CHEFFINS**

# Church Street

Ashley,  
CB8 9DU

- Detached Period Cottage
- Grade II Listed
- 4 Bedrooms - 2 Ensuites
- 3 Reception Rooms
- Modern Kitchen & Utility Room
- Beautifully Landscaped Garden
- Sought After Village Location
- Thatch Restoration in 2019
- Extra Insulated & Secondary Glazed

Moonacre is a delightful Grade II listed cottage occupying an attractive position in this highly sought after village. Comprehensively and fully renovated by the current owners over the last 4 years, the property retains a wealth of original character and period charm while offering comfortable modern living. Extending to over 1,700 sq ft, the well-proportioned accommodation includes a recently refitted kitchen and a separate utility room, 3 versatile reception rooms, 4 bedrooms and 2 ensuite. Outside, the property benefits from a beautifully landscaped rear garden and a private driveway providing off-road parking for several vehicles. Early viewing is highly recommended to fully appreciate the charm, space and setting this wonderful home has to offer.

4 3 3



Guide Price £775,000



## LOCATION

ASHLEY is a highly sought after village set amongst attractive countryside and lies approx 4 miles south east of Newmarket. The village has a public house, restaurant, general store and a viable community centre, which is due to be extended & improved. The village is ideally placed for Newmarket, the A14/A11 giving access to Cambridge, Bury St Edmunds and beyond. Easy access to Newmarket, Dullingham and Kennett train stations.

**DINING ROOM**

A dual aspect room with windows to the front and rear aspects, front entrance door, 2 radiators, exposed beams and wall timbers, fireplace recess with Inglenook oil fired stove, 2 sets of stairs leading up to the first floor, storage cupboard.

**LIVING ROOM**

A dual aspect room with windows to the front and side aspects, fireplace recess with Inglenook oil fired stove with brick feature wall, radiator, exposed beams and wall timbers.

**SNUG/BREAKFAST ROOM**

with fireplace recess with Inglenook oil fired stove, exposed beams and timbers, built-in storage cupboard, radiator, 2 windows and a stable door to side aspect.

**KITCHEN**

A refitted kitchen comprising a range of base and wall mounted cupboards with solid wood worktops, central island breakfast bar, space for electric Rangemaster cooker, a range of integrated appliances including a fridge, freezer and dishwasher, fireplace recess with Inglenook oil fired stove and brick surround, radiator, tiled splashbacks, 2 windows to both side aspects, stairs to the first floor, stable door leading to outside.

**UTILITY ROOM**

with a range of base cupboards with oak worktop surfaces, stainless steel sink, space and plumbing for washing machine, exposed wall timber and beams, oak wood flooring, windows to the front and side aspects.

**REAR LOBBY**

with oak wood flooring, stable door leading to outside.

**CLOAKROOM/BOOT ROOM**

with a low level WC, corner hand wash basin, radiator, exposed wall timbers and beams, oak wood flooring, bespoke boot storage, 2 windows to the rear aspect.

**FIRST FLOOR****BEDROOM 1**

A dual aspect room with windows to the front and side aspects, radiator, bespoke built-in triple wardrobe, stairs leading down to the hallway.

**ENSUITE SHOWER ROOM**

with a hand wash basin, low level WC, bespoke walk-in shower with glass screens.

**BEDROOM 2**

A dual aspect room with double glazed windows to the front and rear aspects, bespoke built-in wardrobe storage, radiator, stairs leading down to the dining room.

**FAMILY BATHROOM**

A superb large bathroom comprising a freestanding double bath, large bespoke glass walk-in shower with double shower head, large bespoke vanity and storage unit with hand wash basin and solid oak top, low level WC, 2 windows to the side aspect.

**BEDROOM 3**

A dual aspect room with 2 windows to the rear aspect and a further window to the side, radiator, built-in storage cupboard.

**BEDROOM 4**

with a window to the side aspect, radiator.

**SHOWER ROOM**

with a bespoke walk-in shower with glass screens, wall mounted hand wash basin, low level WC, radiator.

**OUTSIDE**

To the front of the property is a permitter wall enclosing shingled areas and a brick pathway leads to a covered porch area with bench seating.

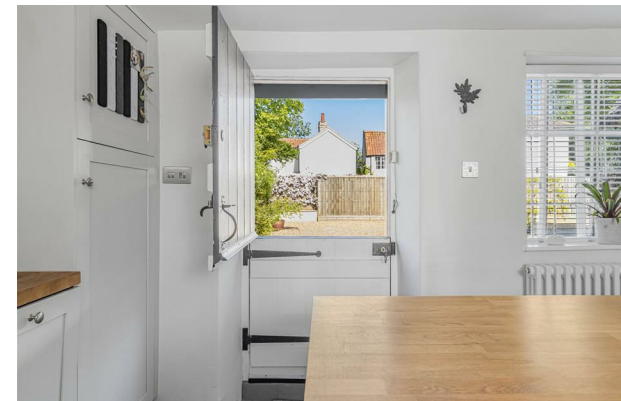
The property is accessed via a shared driveway owned/used by the single neighbouring property with a right of way which leads to an ample sized private shingled parking area with paved seating and pathway.

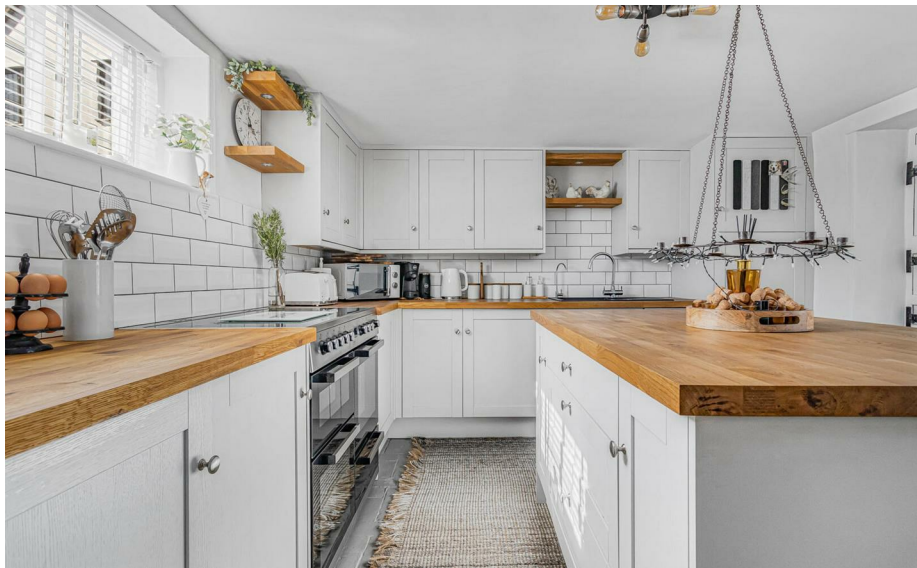
A pedestrian gate provides access into the beautifully landscaped rear garden which is mainly laid to lawn with a variety of flower and shrub borders, small trees, a shingled seating area, a further private relaxing space with trellis and climbing plants either side, large timber shed with double doors. The beautiful garden enjoys sunlight throughout the day.

**SALES AGENTS NOTES**

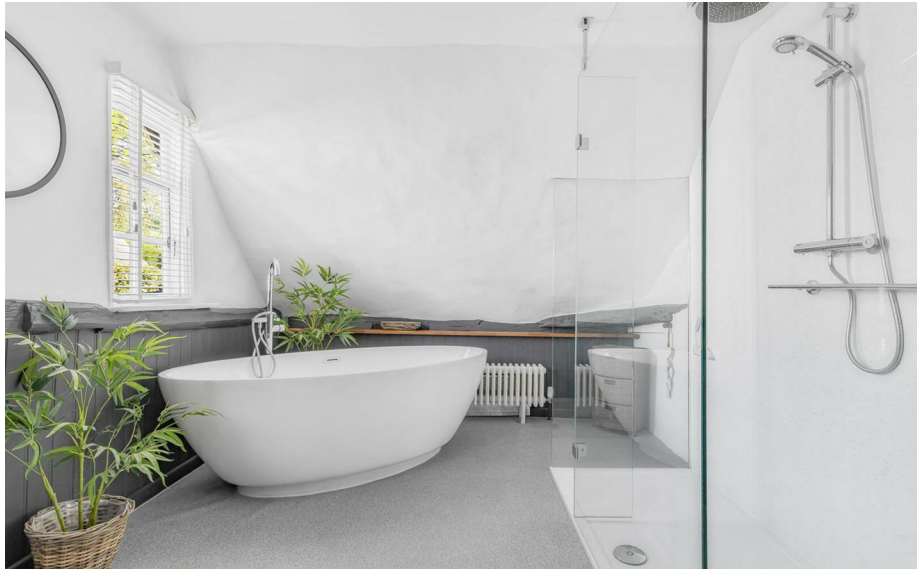
1. The property benefits from a hardwired smoke/fire alarm system throughout.
2. The property is Grade 2 Listed and is of timber framed construction with a thatch roof. (Thatch Restoration in 2019)
3. The property benefits from extra insulation throughout for a high level of comfort and has been secondary glazed sympathetically in line with the grade 2 listing.

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













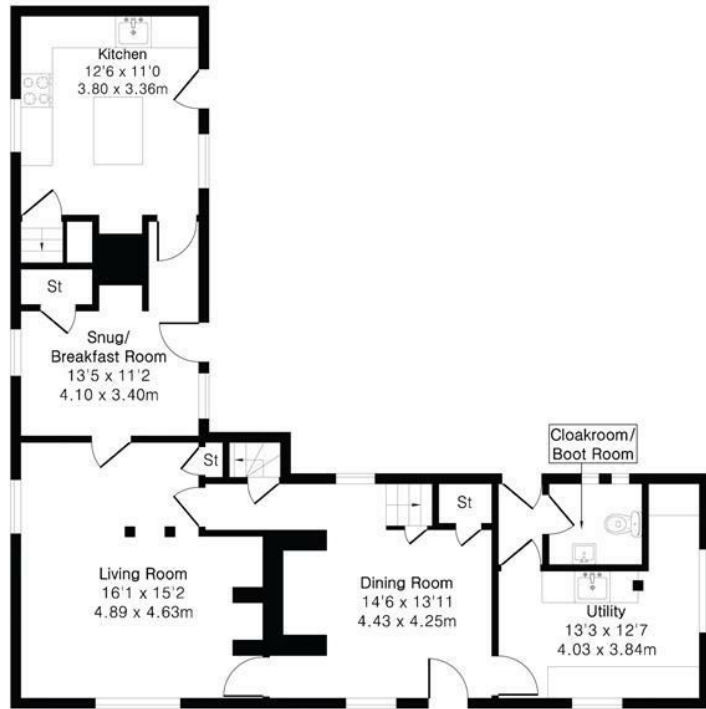


Guide Price £775,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - East Cambridgeshire

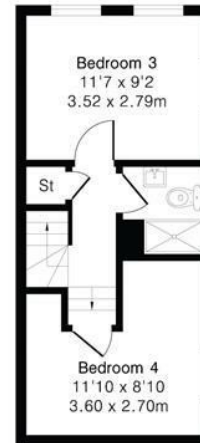
## Approximate Gross Internal Area 1784 sq ft - 166 sq m

Ground Floor Area 914 sq ft - 85 sq m

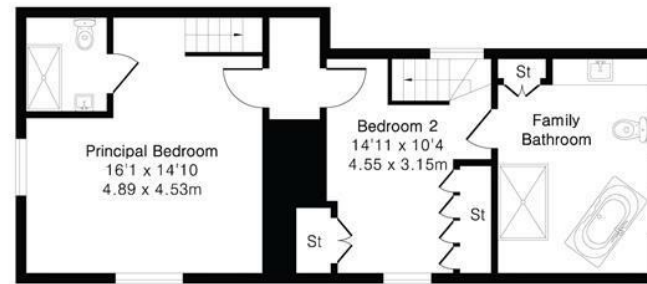
First Floor Area 870 sq ft - 81 sq m



Ground Floor



First Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

