



Tea Kettle Lane, Stetchworth, CB8 9TP

CHEFFINS

Tea Kettle Lane

Stetchworth,
CB8 9TP

- Detached Georgian Family Home
- 4 Bedrooms - 1 Ensuite
- Kitchen/Breakfast Room
- Open Field Views to the Rear Aspect
- Double Garage with In & Out Driveway
- Delightful Rear Garden
- Well Placed for access onto the A14, A11 & Train Stations

A Georgian style property set in a peaceful location in the heart of the village offering over 2,500 sq ft of accommodation with potential for further extension (stp). The property benefits from a generous kitchen/breakfast room, 2 reception rooms, a study, 4 bedrooms and 2 bathrooms. Many original character features have been retained including original fireplaces, high ceilings and sash windows. To the front, there is an attractive in-and-out driveway providing ample parking, along with a double garage. To the rear lies a delightful large garden with a useful outbuilding to the side. Viewing Essential.

 4
  2
  3

Offers In Excess Of





LOCATION

STETCHWORTH is a delightful village set in the rolling countryside about 3 miles south of Newmarket. Local amenities include a shop, a Post Office, the Ellesmere Centre, a park, day nursery, Kettlefields Primary School and a public house. Dullingham (1 mile) has a local railway station providing access to Cambridge and London (45 mins to Kings Cross). The nearby A14 also gives good access to Cambridge, Bury St Edmunds and London via the A11.

ENTRANCE HALL

with a fantastic original entrance door, radiator, stairs leading up to the galleried landing.

LIVING ROOM

A triple aspect room with original sash windows overlooking the front and side aspects with French doors opening into the sun room. This room benefits from high ceilings, built-in bespoke storage cupboards, 2 radiators, double solid wood doors to entrance hall.

DINING ROOM

with high ceilings, parquet style flooring, original sash window to the front aspect, radiator, open fireplace with slate hearth and metal basket, double doors opening into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

A re-fitted solid wood kitchen with quartz work surfaces, a central island with oak work surface, space for Range cooker with extractor hood over, Belfast style sink with brass mixer tap, integral AEG dishwasher, integral under counter fridge, stone flooring, tiled splashbacks, 2 sash windows to the side aspect, further sash window into the sun room, 2 cast iron radiators and a large storage cupboard.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, stone flooring, extractor fan.

UTILITY ROOM

with space for fridge/freezer, space and plumbing for washing machine, 2 Belfast style sinks with brass mixer taps over, storage cupboards, stone flooring, sash window overlooking the rear garden.

STUDY

with a cast iron radiator, stone flooring, sash window to the side aspect.

FIRST FLOOR**GALLERIED LANDING**

A spacious landing with a large sash window to the front aspect, further sash window to the side, solid wood flooring, radiator, chandelier light, airing cupboard.

BEDROOM 1

A triple aspect room with sash windows to the front, side and rear, original fireplace (currently covered), built-in wardrobes, 2 radiators.

ENSUITE BATHROOM

with a low level WC, claw foot cast iron freestanding bath, separate rainfall shower cubicle, tiled splashbacks, pedestal wash hand basin, cast iron radiator, sash window to the rear aspect.

BEDROOM 2

with a radiator, original fireplace (currently covered), solid wood flooring, sash window to the front aspect.

BEDROOM 4

with solid wood flooring, radiator, sash window to the side aspect.

BEDROOM 3

A dual aspect room with sash windows to the rear and side aspects, 2 radiators.

FAMILY BATHROOM

with a low level WC, side panel bath with shower over, pedestal wash hand basin, extractor fan, tiled flooring and tiled splashbacks, sash window to the side aspect.

OUTSIDE

To the front of the property is a large shingled in and out driveway with parking for multiple vehicles. The front benefits from mature hedgerow and shrubs, a circular laurel hedge and side gated access.

A 5 bar gate opens onto the expansive laid to lawn rear garden with multiple sculpted hedgerows and a patio seating area adjoining the property with a brick wall surround.

WORKSHOP

Potential to be utilised as an external utility room. Currently housing the boiler controls with power and light and a window to the front aspect. An internal door leads through to a storage area with a wide access door also with power and light.

DETACHED DOUBLE GARAGE

with 2 electric up and over doors to the front, side pedestrian access door, vaulted ceiling, power and light, window to the side aspect, internal door leading to separate storage area which also benefits from power and light and window to the rear aspect (possible opportunity to convert into an office space).

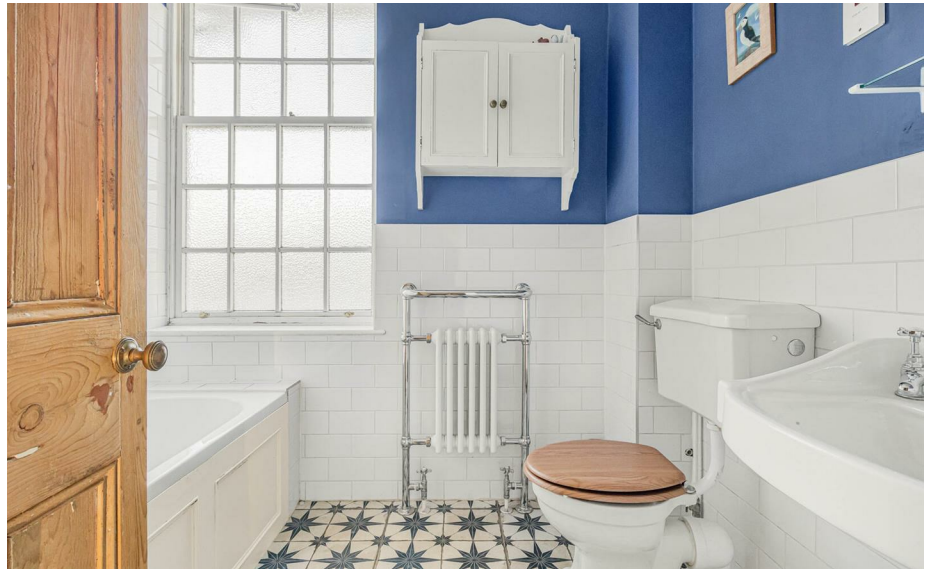
SALES AGENTS NOTES

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












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Offers In Excess Of £1,000,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - East Cambridgeshire



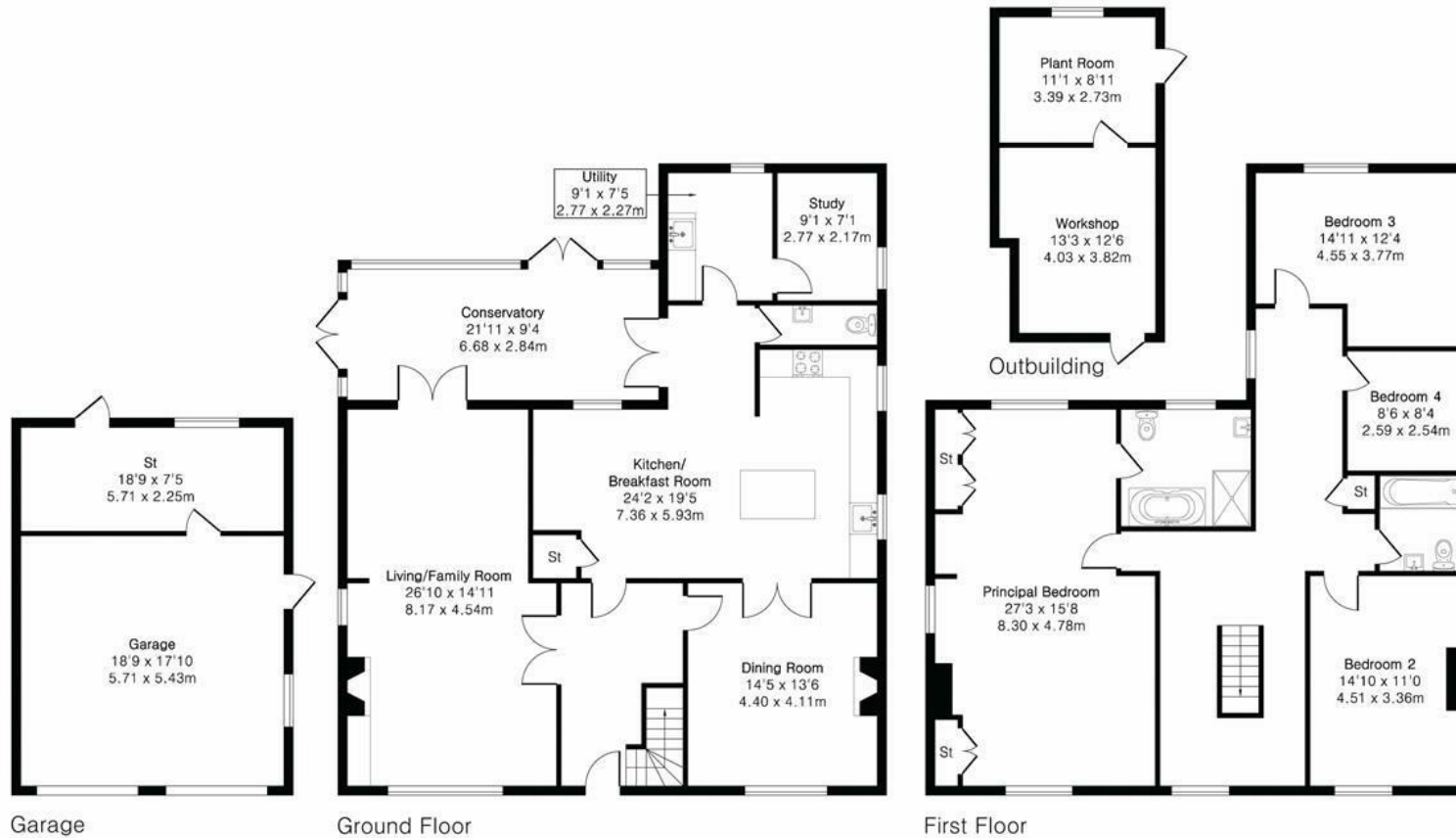
**Approximate Gross Internal Area 2752 sq ft - 255 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1490 sq ft – 138 sq m

First Floor Area 1262 sq ft – 117 sq m

Garage Area 478 sq ft – 44 sq m

Outbuilding Area 241 sq ft – 22 sq m



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.

