



**Cricketfield Cottage,
Brinkley**

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Cricketfield Cottage, High Street, Brinkley, CB8 0SF

Brinkley is set amidst undulating countryside some 12 miles East of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Red Lion, and St Mary's Church, whilst a wide range of services, shops and restaurants are nearby in Newmarket.

This charming Grade II listed 15th Century detached cottage is situated in a quiet, tucked-away location in the heart of one of the area's most sought-after villages. The property has retained many original period features, including impressive inglenook fireplaces, moulded beams, and exposed floorboards, complemented by modern finishes and a farmhouse kitchen. All set within quintessential cottage gardens, affording a great deal of privacy and incorporating ample parking, a detached office, double cart lodge/garage, and workshop. In all, approximately half an acre.

A charming Grade II listed 15th Century detached cottage with a double cart lodge, office, and workshop, set within wonderful cottage gardens.

Ground Floor

DRAWING ROOM An impressive triple-aspect room, centred around a large inglenook fireplace with a wood-burning stove and French doors, opening to the:

GARDEN ROOM A delightful room opening to the back garden.

KITCHEN / DINING ROOM The hub of the home, extensively fitted with a traditional farmhouse range of Shaker kitchen units under worktops, with a 1.5-bowl sink and drainer inset. The inglenook houses an electric heat storage AGA with dual hot plates and two ovens, together with an AGA companion comprising a four-ring gas hob and two electric ovens. In addition, there is a walk-in pantry, a storage cupboard, an antique built-in corner cupboard, and ample space for a dining table and chairs, as well as a sofa.

UTILITY Fitted with units under worktops incorporating a butler sink, with space for a fridge freezer and plumbing for a washing machine, tumble dryer, and dishwasher.

A door leads to the back garden.

SHOWER ROOM Fitted with a WC, wash basin, wet wall (Mermaid Board) shower cubicle, and heated towel rail.

First Floor

LANDING Features exposed floorboards and beams and enjoys lovely views to the south.

BEDROOM 1 A charming double-aspect room with fitted wardrobe and an airing cupboard, exposed beams, and an outlook to the front.

BEDROOM 2 A double-aspect room with fitted wardrobes and exposed beams.

BEDROOM 3 Also double-aspect, with exposed beams and views to the rear over adjacent paddocks.

BATHROOM Exposed beams and fitted with a white WC, wash basin and bath with shower attachment, and a heated towel rail.

Outside

The property is situated in a quiet, tucked-away location and is approached by a sweeping gravel driveway providing parking and turning for several vehicles, which in turn leads to the **DOUBLE CART LODGE / GARAGE** with adjacent workshop, and log store, all with light and power connected.

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The gardens are a particular asset to the property, surrounding it on all sides. They are predominantly lawned and presented in the quintessential country cottage style, with mature beds and borders, trees, and shrubs, including a particularly impressive weeping willow to the front. There is an enclosed chicken run with a greenhouse, chicken house and shed, as well as an expertly designed kitchen garden offering raised vegetable beds, all enclosed by rose-covered trellis.

To the rear of the property is a delightful lawned garden backing onto a large pond, which is enclosed by fencing and surrounded by colourful borders, assorted fruit trees, and a useful garden shed. The detached office/studio, with light and power connected, is ideal for use as a home office and completes the outbuildings. The gardens, in all, measure approximately half 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 F. (£3,363.01 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Traditional timber framed construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

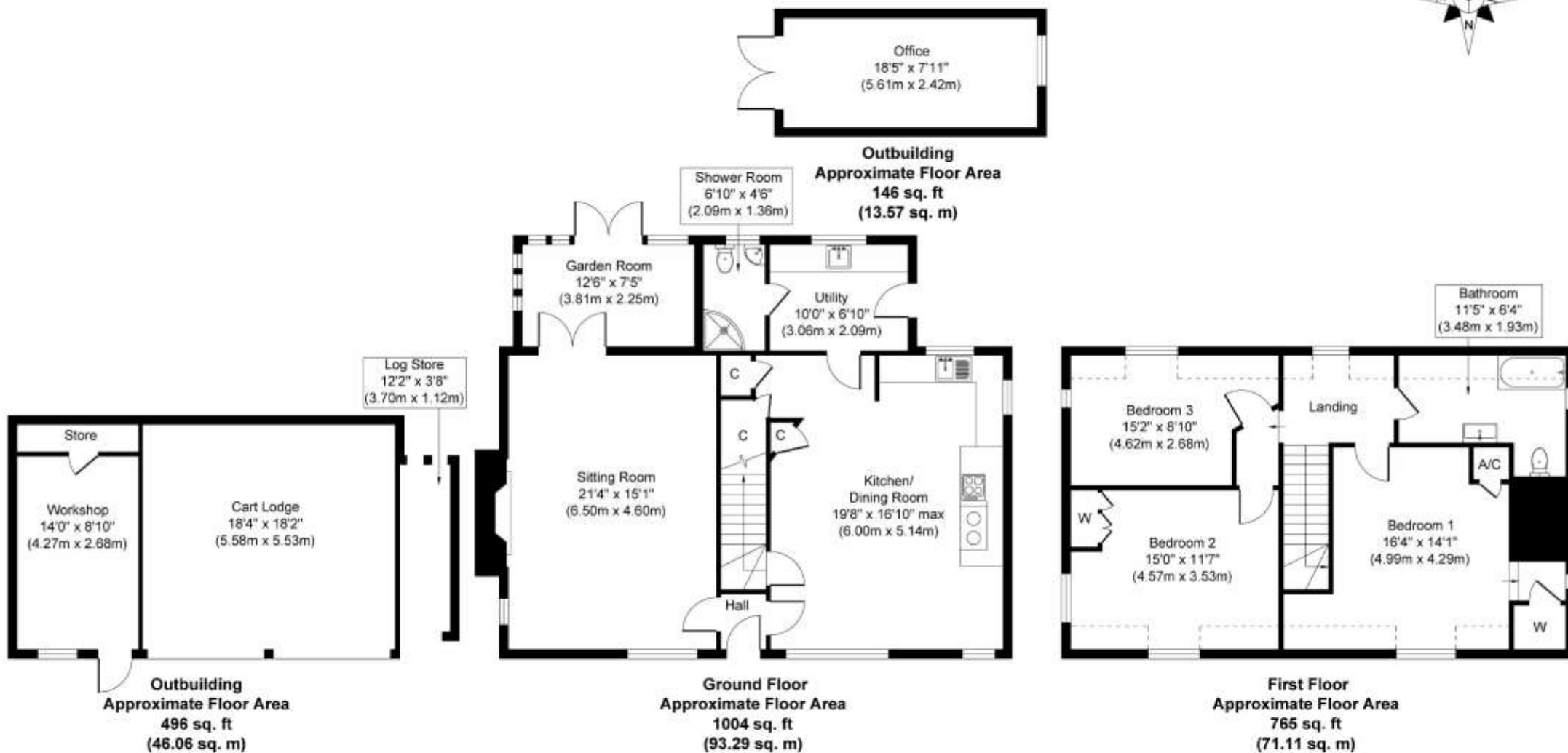
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS typically.filed.vibrating

VIEWING Strictly by prior appointment only through DAVID BURR.

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