



**The Chequers,  
Kirtling**

**DAVID  
BURR**





# The Chequers, Malting End, Kirtling, Cambridgeshire, CB8 9HH

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. Set approximately 5 miles from Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham and Newmarket.

'The Chequers' has been impressively renovated and extended to offer a stunning and idyllically situated four-bedroom family home on the outskirts of one of the area's finest villages. Recent renovations have been sympathetically carried out and therefore a number of original features have been retained whilst offering a high quality and modern style throughout. Externally enjoying truly stunning countryside views, driveway parking and a spacious wrap around garden.

## A truly stunning and recently renovated four-bedroom detached home in Kirtling.

**ENTRANCE HALL** Solid oak flooring, storage cupboard, under stairs cupboard and stairs rising to the first floor.

**SITTING ROOM** Window to front aspect and an exposed original brick chimney breast.

**PLAYROOM** Window to front aspect and a feature fireplace.

**KITCHEN/DINING ROOM** Boasting a stylish and handcrafted kitchen with composite worktops and an inset double sink and drainer. Integrated appliances include a fridge-freezer, two cookers and a dishwasher. Tiled floor with windows and bi-folding doors leading to the rear garden.

**REAR HALL** Tiled floor, windows to side aspect and fitted storage.

**CLOAKROOM** Wash hand basin, WC, window to side aspect and a tiled floor.

### First Floor

**LANDING** A light area with a window to front aspect.

**MASTER BEDROOM** Windows to side and rear aspects with an **ENSUITE** comprising a wash hand basin, heated towel rail, WC, shower cubicle and window to side aspect.

**BEDROOM 2** Windows to both side and front aspects.

**BEDROOM 3** With a feature reclaimed cast iron fireplace and window to front aspect.

**BEDROOM 4** Window to side aspect.

**FAMILY BATHROOM** Fitted with a wash hand basin, heated towel rail, WC, bath and a window to side aspect.

### Outside

Enjoying a truly stunning setting with breath-taking views at each aspect. A gravel driveway situated to the rear of the property provides parking for several vehicles. The gardens wrap around the entire property and are predominantly lawned with a paved terrace and mature hedging.

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**SERVICES:** Oil fired central heating. Drainage - Sewage treatment plant. Mains water and electricity. **NOTE:** None of these have been tested by the agent.

**LOCAL AUTHORITY:** East Cambridgeshire District Council

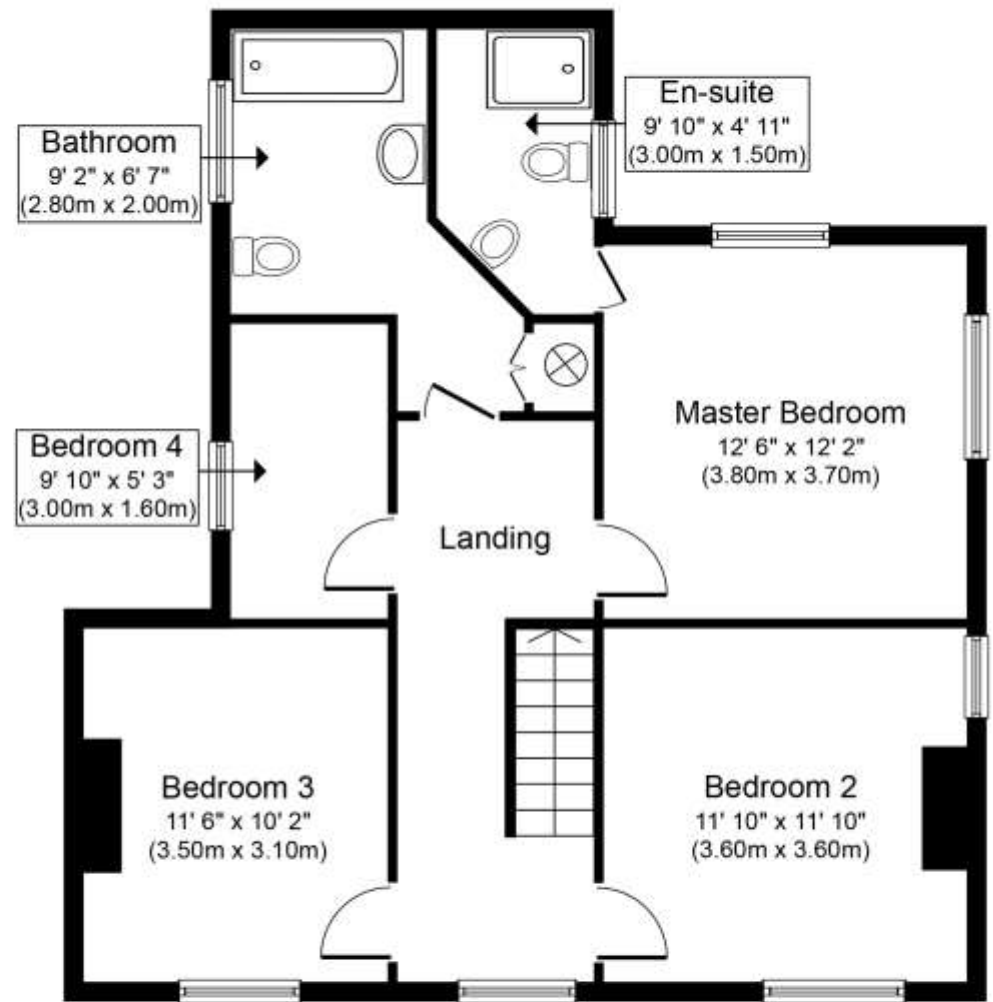
**EPC RATING:** TBC

**VIEWING:** Strictly by prior appointment only through DAVID BURR.





**Ground Floor**  
**Approximate Floor Area**  
**786 sq. ft.**  
**(73.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**753 sq. ft.**  
**(70.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



