



Little Green, Cheveley, Newmarket, Suffolk

Pocock + Shaw

8 Little Green
Cheveley
Newmarket
Suffolk
CB8 9RG

A delightful 4 bedroom 17th century semi-detached cottage with exceptional character throughout, sympathetically extended with a superb family room with bi-folding doors, a charming double aspect living room and a generous fitted kitchen/dining room. The cottage stands in a highly sought-after village location overlooking paddocks and benefits include 2 double bedrooms and a bathroom on the 1st floor, 2 further double bedrooms and a bathroom on the ground floor and attractive landscaped gardens.

Guide Price £575,000



Location Cheveley is a picturesque Cambridgeshire village surrounded by gently undulating countryside and ancient woodlands and historic horse racing stables, positioned just over 3 miles from the historic horse racing town of Newmarket, 16 miles west of the university city of Cambridge and the market town of Bury St Edmunds about 14 miles away.

The village benefits from excellent transport links, with convenient access to the A14, which connects to the M11 motorway towards London and the A11 leading eastwards and with a strong sense of community, a charming pub, village hall, and a traditional church this is an ideal place for families and retirees alike.

Accommodation

Dining hall 14'2" x 10'5" (4.31 m x 3.18 m) a double aspect room with exposed timbers, tiled flooring and stairs leading to the 1st floor.

Living room 13'11" x 12'9" (4.23 m x 3.88 m) a charming double aspect room with a fireplace with brick hearth and surround.

Kitchen/breakfast room 14'1" x 13'10" (4.30 m x 4.21 m) with a range of fitted base and wall mounted cupboards, space for free standing range (available by separate negotiation), tiled flooring and an period exposed beam.

Family room 16'1" x 14'10" (4.90 m x 4.53 m) an exceptional room forming part of the extended accommodation with contemporary styling including a semi-vaulted ceiling, oak wood flooring and bespoke panelling and bi-folding doors leading to the gardens.

Rear hallway () with fitted cupboard storage, with storage and housing the boiler and pressurised hot water cylinder, oak wood flooring and glazed door leading to the garden.

Bedroom 1 12'6" x 10'5" (3.81 m x 3.17 m) with a vaulted wood panelled ceiling, oak wood flooring and a pair of French doors leading to the garden.

Bedroom 2 12'6" x 8'6" (3.82 m x 2.58 m) a double aspect room with a vaulted wood panelled ceiling and oak wood flooring.

Bathroom/shower room with a jacuzzi bath with integral lighting, walk in tiled shower cubicle, hand basin and low level WC, tiled flooring.

First Floor

Landing with sloping ceilings.

Bedroom 3 13'5" x 10'10" (4.09 m x 3.31 m) a double aspect room with sloping ceilings and a fitted cupboard.

Bedroom 4 14'6" x 11'0" (4.41 m x 3.36 m) a double aspect room, with sloping ceilings and built in storage.

Outside At the front of the property is a small cottage garden with a picket fence and brick pathway, a shingled driveway to the front and side provides parking for several vehicles with a storage area and a pedestrian gate leading to the rear garden.

To the rear of the cottage is a landscaped garden with split level timber decking, a plunge pool and an ornate covered seating area and a lawn to the rear.

Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 17Mbps, Superfast: 80Mbps. Mobile phone coverage by the four major carriers available. EPC: TBC

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



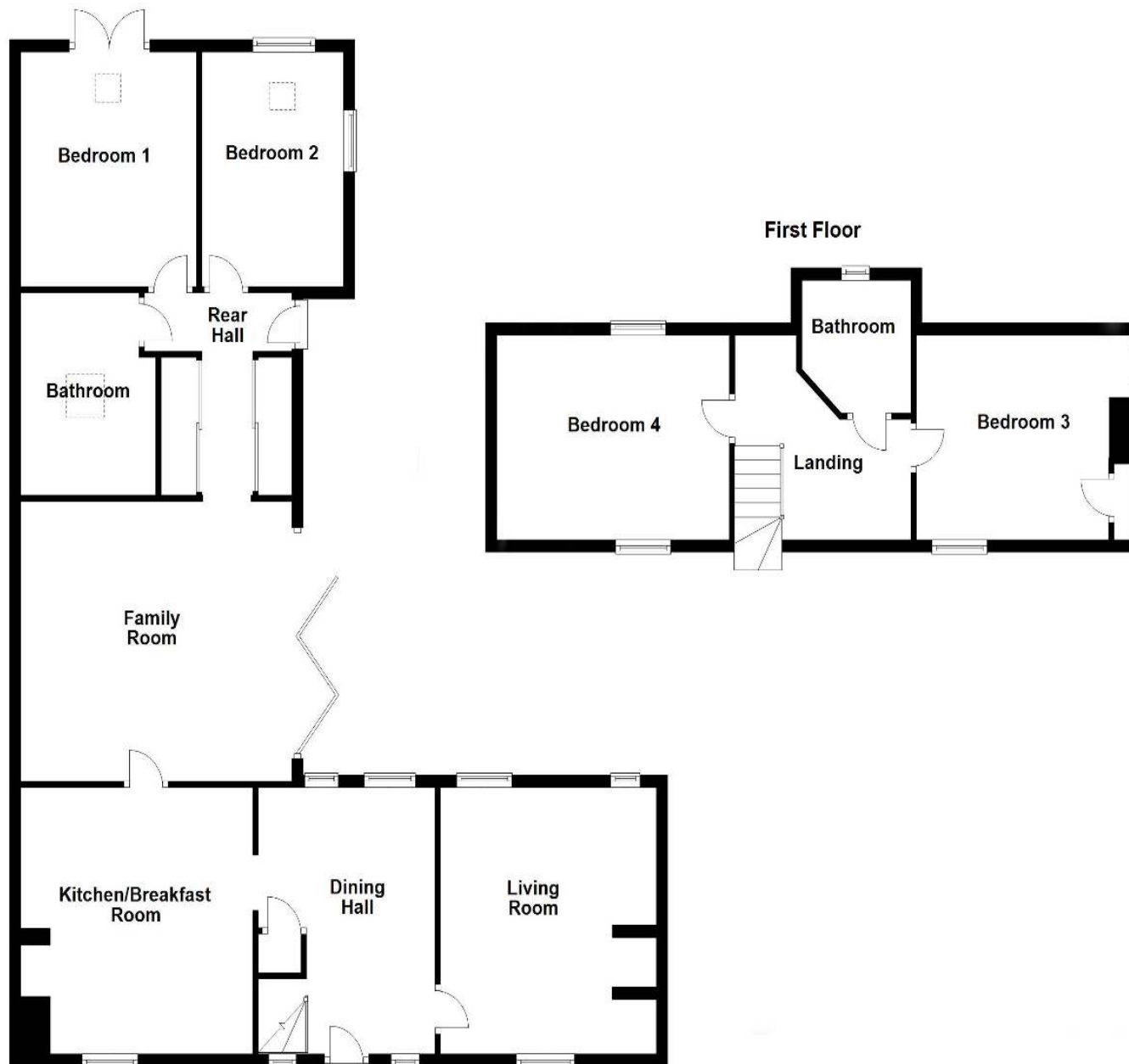
- 17th Century semi-detached cottage
- Sympathetically extended
- 3 large reception rooms
- 2 double bedrooms and bathroom on 1st floor
- 2 further ground floor double bedrooms
- Attractive landscaped gardens
- Delightful setting overlooking paddocks











Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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