



DAVID
BURR

Stubbins Hall Cottage
High Street, Ashley, Cambridgeshire



Stubbins Hall Cottage, 42 High Street, Ashley, Cambridgeshire CB8 9DX

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village shop and a church, this village is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (4 miles) offers a range of amenities including schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

Stubbins Hall Cottage is an impressive example of how 17th century character and modern style can blend to offer a sizeable and beautifully presented home. Located within the heart of Ashley with the original part of the property dating back to the 1600's, the property has retained an abundance of original charm whilst having gone through a number of improvements and extensions across recent years. The property measures close to 2,500 sq.ft comprising four bedrooms and three receptions rooms with additional rooms including a utility room, study, bathroom, shower room, hallways and a cloakroom. Externally enjoying gated access, a long driveway leading to the parking area, a double car-port and truly stunning landscaped gardens.

A large and fantastically presented four bedroom character home in Ashley within approx. 0.75 of an acre.

ENTRANCE HALL Window to front aspect, tiled floor, fitted storage and two staircases rising to the first floor.

SITTING ROOM With a selection of original and new beams, stone tiled floor, a wood burner set within a brick chimney surround and windows to rear and side aspects.

DINING ROOM With old and new beams, stone tiled floor, windows to front and side aspects and an inset gas fire within a brick chimney surround.

KITCHEN / BREAKFAST ROOM A large and light room with a modern fitted kitchen with units, stone worktops over and an inset sink and drainer. Integrated dishwasher and the freestanding 'Everhot' cooker will remain. Tiled floor, windows to front and rear aspect with French doors leading to the rear garden.

UTILITY ROOM Tiled floor, fitted units with worktops over and two inset sinks. Windows to front and rear with a door leading outside.

STUDY Tiled floor and two windows to side aspect.

CLOAKROOM Tiled floor, wash hand basin, WC and window to front aspect.

First Floor

LANDING Fitted storage and window to front aspect.

MASTER BEDROOM Extensively fitted with build in wardrobes, windows to front and rear aspects.

BEDROOM 4 Window to rear aspect.

SHOWER ROOM Extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC, storage and window to rear aspect.

LANDING Exposed original beams and window to front aspect.

BEDROOM 2 Exposed beams, fitted wardrobes and window to rear aspect.

BEDROOM 3 Fitted wardrobe, exposed beams and window to side aspect.

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FAMILY BATHROOM Extensively tiled with a bath and shower over, wash hand basin, heated towel rail, WC, fitted storage and window to side aspect.

Outside

Accessing through electric timber gates opening to the long gravel driveway which leads to the front of the property and the parking area which in turn provides access to the **DOUBLE CAR-PORT**. The front grounds are predominately enclosed by mature hedging and trees with side access to the rear grounds provided at each side of the house by paved and gravel pathways. The rear grounds have been wonderfully landscaped, are predominately lawned with a raised decking area, paved terrace, a tranquil rockery water feature and a wonderful selection of established trees, shrubs and plants throughout.

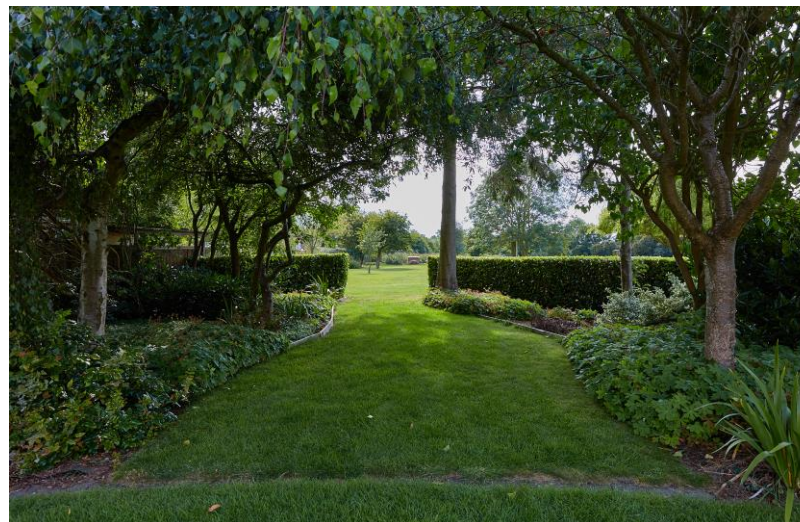
In all about 0.75 of an acre.

SERVICES: Oil fired central heating. Private drainage. Mains water and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

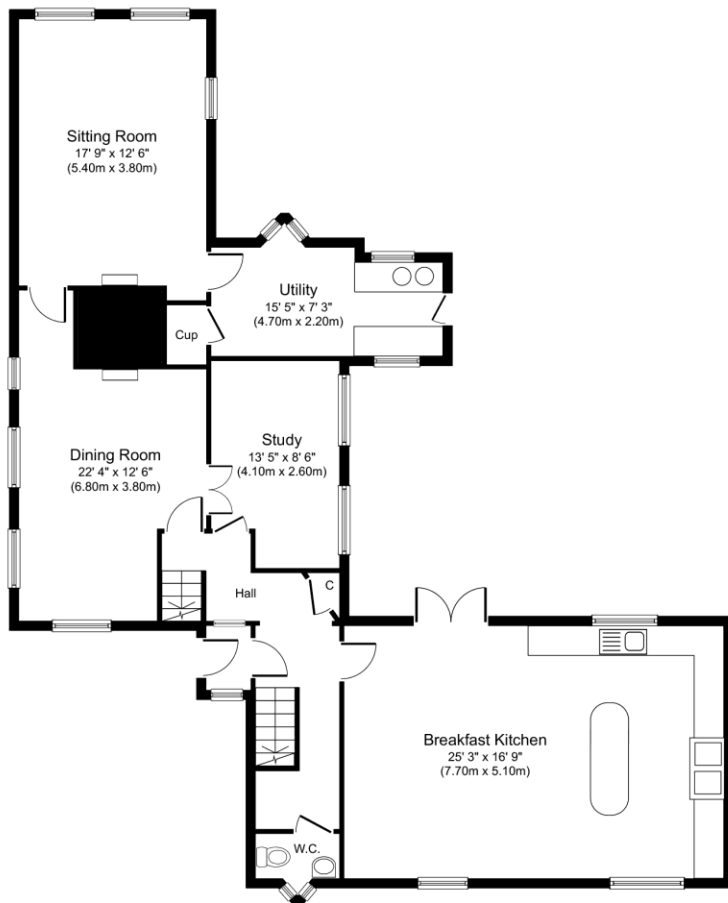
EPC: TBC.

VIEWING Strictly by prior appointment only through David Burr.

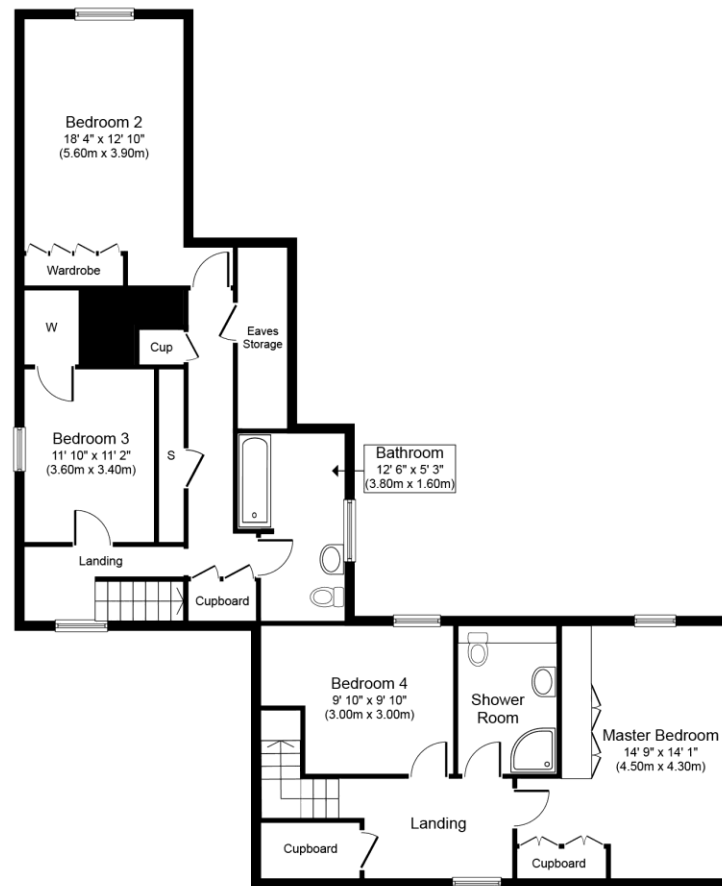




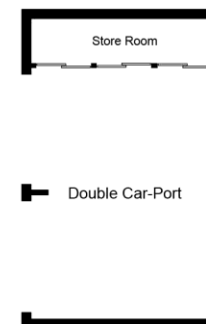




Ground Floor
Approximate Floor Area
1,302 sq. ft.
(121.0 sq. m.)



First Floor
Approximate Floor Area
1,173 sq. ft.
(109.0 sq. m.)



Outbuilding

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.

