



109 High Street,  
Cheveley

DAVID  
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# 109 High Street, Cheveley, Newmarket, Suffolk, CB8 9DG

The picturesque village of Cheveley is situated in the county of Cambridgeshire and lies approximately 3.5 miles from the historic racing town of Newmarket. The village is well served by a village store, post office, primary school, public house, recreation ground and church. The nearby town of Newmarket offers a more comprehensive range of facilities with many shops, restaurants, hotels and public houses.

This charming thatch cottage is situated in the heart of one of the region's most sought-after villages within walking distance of amenities and a great local primary school. The property offers charming character features including twisted beams and an open fireplace, complimented by modern finishes. Measuring close to 1,700 sq.ft of accommodation, this property offers an entrance hall, sitting room, dining room kitchen/breakfast room, three bedrooms including one on the ground floor, as well as a separate cloakroom. Externally offering gated driveway parking as well as a charming and mature rear garden.

## A charming thatch cottage situated in one of the region's finest villages.

### Ground Floor

**ENTRANCE HALL** With hard wood flooring, built in storage and leading through to:

**DINING ROOM** A triple aspect space with French doors leading out to the rear garden.

**KITCHEN/BREAKFAST ROOM** With a design utilising the space to its full potential, the kitchen features a selection of base and wall mounted units for storage with worktops over. With inset sink and integrated appliances to include a double oven and fridge/freezer. With tiled floors, window to the side aspect, and door to:

**SITTING ROOM** Another triple aspect room with exposed beams, complete with an open fireplace and wood flooring underfoot.

**CLOAKROOM** With wood panelling, this space is complete with a WC, hand wash basin and window to the side aspect.

**BEDROOM 1** The main bedroom is comprised of three parts to include a sleeping area, leading to the ensuite bathroom and further onto the walk-in wardrobe. Doors lead to the rear garden from both the sleeping area and ensuite.

**ENSUITE** Featuring solid wood flooring, this stylish space is complete with freestanding soaking tub with separate shower cubicle. There is also a vanity unit, and the space is complete with a heated towel rail.

### First Floor

**LANDING** Carpeted underfoot with window to the side aspect.

**BEDROOM 2** With exposed beams and a window to the front aspect of the property.

**BEDROOM 3** Another space featuring original exposed beams but further benefiting from a WC with hand wash basin as well.

### Outside

From the front, the property is approached through an electric gate leading to the secure parking. The driveway is mainly shingle with a paved path leading to the side door. The property benefits from a **single garage** complete with light and power as well as an outdoor covered store.

To the rear of the property, there is two levels to the space. With a section laid to lawn, there is also areas for planting and already a selection of mature shrubs and trees. This is complete with a covered pergola, perfect for a summers evening.

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**SERVICES** Oil-fired heating to radiators. Mains water, electricity and drainage. NOTE: None of these services have been tested by the agent.

**AGENTS NOTE** The thatch of the property was re-ridged in April/May 2024.

**EPC** E.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND D.** (£2,249.76 per annum).

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional timber framed.

**COMMUNICATION SERVICES (source Ofcom)**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

**Phone Signal:** Likely with Three, EE, O2 and Vodafone.

**WHAT3WORDS** outlines.tradition.resort

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

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**Ground Floor**  
**Approximate Floor Area**  
**1,291 sq. ft.**  
**(120.0 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**388 sq. ft.**  
**(30.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



