

# Dip Cottage

Ashley, Cambridgeshire



Jackson-Stops  
& Staff



People **Property** Places

# Dip Cottage

28 Mill Road, Ashley, Newmarket, Suffolk, CB8 9EE

## The Property

Dip Cottage is a charming and well presented Grade II Listed detached cottage in a much favoured village with a large secluded garden.

Dating back to the late 17<sup>th</sup> Century, the property is timber framed with plastered elevations under a thatched roof with a central ridge stack. This versatile and well maintained cottage retains much of its original character with attractive features including inglenook fireplaces and exposed ceiling and wall timbers, whilst benefiting from an alarm and wood pellet biomass boiler. The flexible accommodation incorporates an **entrance hall** with exposed ceiling beams, three reception rooms, kitchen, utility room, boot room, four bedrooms (two en-suite) and shower room.

A ground floor double aspect **sitting room/bedroom 4** overlooks the garden with a door through to an **en-suite shower room**. A **study** is located off the entrance hall with a window to the rear and exposed timbers. The impressive double aspect **drawing room** enjoys views over a neighbouring paddock and the garden, with a vaulted ceiling, exposed timbers, inglenook fireplace with exposed brick chimney breast and original bread oven, with a wood and cast iron staircase leading to the first floor. The **dining room** and kitchen interlink with open studwork, enjoying an inglenook fireplace housing a wood burner and with a part-glazed door to the garden. The **kitchen** has fitted base units, a wood effect worktop with tiled splashbacks, one and a half bowl sink with drainer, space for a cooker and dishwasher, with an opening through to a **boot room**, which has a built-in larder, space for a fridge/freezer and part-glazed door to the garden. A **shower room** is located off the **inner hall**, which also leads to a useful **utility room**, with space and plumbing for a washing machine and tumble dryer.

A staircase from the inner hall leads to **two bedrooms** on the first floor at this end of the cottage. The **master bedroom** is accessed via the spiral staircase and enjoys views of the garden and paddocks beyond, with a well finished **en suite bathroom**.

## Features

- Sought after conservation village
- Delightfully situated overlooking paddocks
- Attractive period features
- 3 reception rooms
- Kitchen
- Utility room and boot room
- Master bedroom with en-suite bathroom
- 3 further bedrooms and 2 shower rooms (1 en-suite)
- Driveway with parking and detached double garage
- Established secluded garden

**In all 0.3 acres (sts)**

## Outside

Dip Cottage has a gravel driveway providing parking for several cars with access to the detached double garage. A wooden pedestrian gate off the driveway leads to the house and garden. The garage has an up and over door to the front, window and part-glazed pedestrian door to the side, wood pellet biomass boiler and power and light. The pretty cottage garden is a particular feature of Dip Cottage, extending to 0.3 acres (sts) in all. The garden is enclosed by hedging and post and rail fencing, with a well maintained lawn, well stocked flower and shrub beds, large paved terrace and specimen trees.

## The Location

Dip Cottage is situated close to the centre of the village of Ashley, enjoying views over neighbouring paddocks. Ashley is set in beautiful rolling countryside on the Cambridgeshire/Suffolk border, with local amenities including two public houses, a village shop and a church. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets,

restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The market town of Bury St Edmunds and the University City of Cambridge offer a wider range of amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.

- Newmarket 4 miles
- Bury St Edmunds 12 miles
- Cambridge 15 miles
- London 65 miles (distances approximate)

## Directions

From Newmarket take the B1063 road to Cheveley and continue on to Ashley. On entering the village go straight over at the right hand bend into Church Street and take the first turning on the left into Mill Road. Proceed up Mill Road and Dip Cottage can be found further down on the right hand side.

## Property Information

**Services:** Mains water, electricity and drainage. The house is heated by a wood pellet biomass boiler (Grant Spira) supported by the Renewable Heat Incentive.

**Tenure:** The property is freehold with vacant possession on completion.

**Local Authority:** East Cambridgeshire District Council  
Tel: 01353 665555

**Council Tax:** Band G - £2,636.45

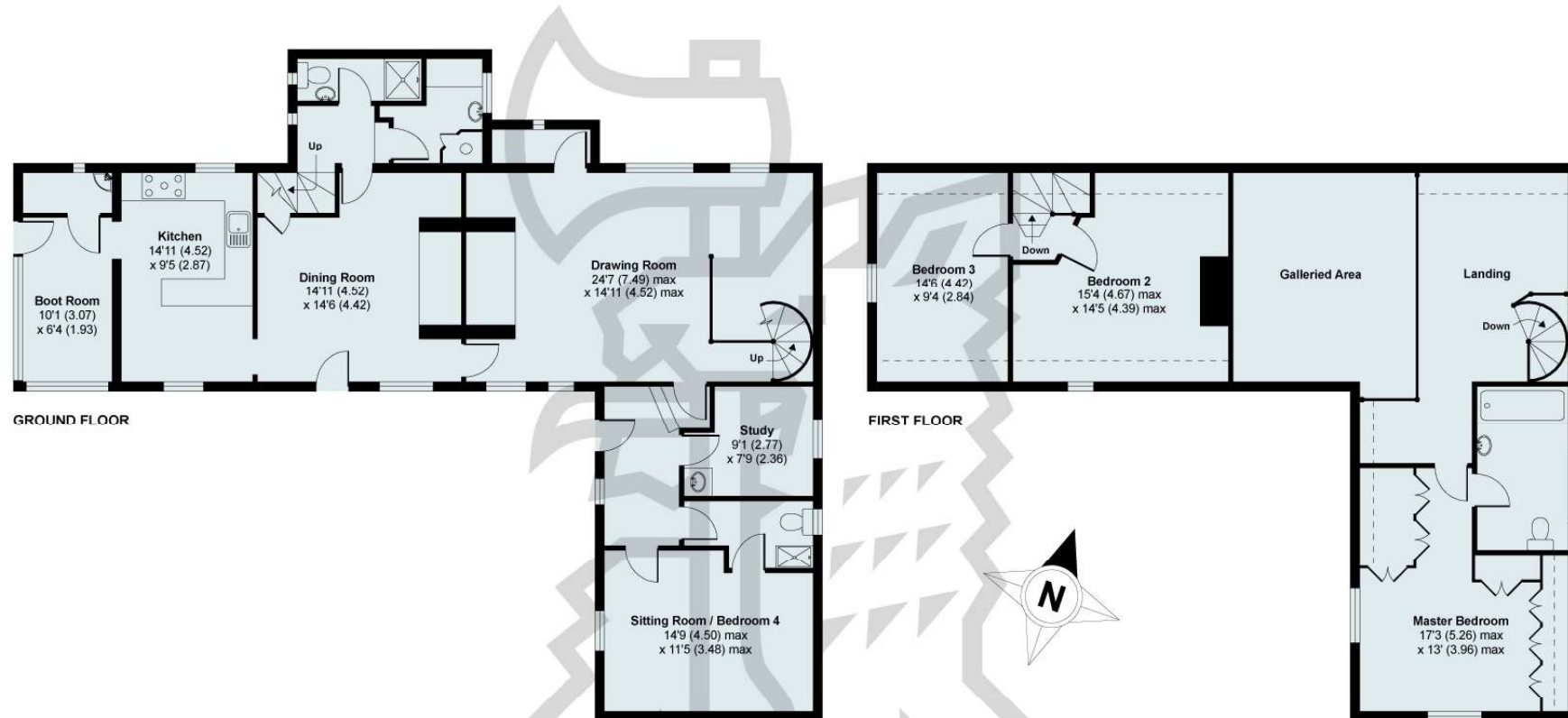
**Viewing:** Strictly by appointment through sole agent: Jackson-Stops & Staff – 01638 662231

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# Dip Cottage, 28 Mill Road, Ashley

APPROX. GROSS INTERNAL FLOOR AREA 2059 SQFT / 191.2 SQM



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