



DAVID  
BURR

**Stubbins Hall Cottage**  
**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.

This substantial detached unlisted thatched cottage is situated in a quiet, tucked away location in one of the area's most sought after villages. The property offers approaching 2,500 sq ft of living accommodation, blending original period features with modern finishes including stylish bathrooms and an impressive, open plan kitchen. Approached by a sweeping gravel driveway, the property sits within large mature gardens with ample parking and a double car port garage with planning permission to extend further. In all about 0.75 of an acre.

## A 2,500 sq ft period home in a quiet village location set within 0.75 of an acre.

### Ground Floor

**ENTRANCE HALL** With oak flooring and stairs rising to the first floor with cupboard under.

**SITTING ROOM** A charming, double aspect room with exposed beams and fireplace with wood burning stove and outlook over the rear garden.

**DINING ROOM/BEDROOM 4** Another delightful room with exposed timbers and exposed fireplace with wood burning stove and stone flooring.

**KITCHEN / BREAKFAST ROOM** The hub of the home, a double aspect room with a modern fitted kitchen with units under quartz worktops over and an inset sink and drainer and central preparation island with breakfast bar. Integrated dishwasher, 'Everhot' cooker and space for a fridge/freezer. Tiled floor, windows to front and rear aspect with French doors leading to the rear garden.

**UTILITY ROOM** Extensively fitted with further units under worktops with a butlers sink inset, space for a washing machine and tumble dryer and integrated fridge.

**STUDY/GYM** A lovely light room opening to the rear garden.

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

### First Floor

**MASTER BEDROOM** An impressive, vaulted master suite with oak floor, built in wardrobes and cupboards and outlook over the rear garden. **EN SUITE** Luxuriously fitted with a stylish suite comprising WC, twin wash basins, free standing bath, large walk in shower and heated towel rail.

**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.

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

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## Outside

The property is approached by electric gates with intercom leading onto a sweeping gravel driveway with parking and turning for several vehicles, in turn leading to the **DOUBLE CARPORT** garage which benefits from planning permission to extend adding a useful gym/home office. The gardens are an asset to the property with a private, enclosed garden to the rear featuring an extensively paved dining terrace leading down to the lawn which is surrounded by mature beds and borders, trees and shrubs. An opening leads through to the remainder of the gardens which are lawned and interspersed with a variety of trees and shrubs, all enjoying a westerly aspect.

**In all about 0.75 of an acre.**

**SERVICES:** Oil fired central heating with Solar panels and electric car charging point. Private drainage. Mains water and electricity. Note, none of these have been tested by the agent.

**TENURE:** Freehold.

**LOCAL AUTHORITY:** East Cambridgeshire District Council.

**EPC:** TBC.

**COUNCIL TAX** Band F £3,271.54 per annum.

**COMMUNICATION SERVICES: (Broadband):** Yes Speed up to 60 Mbps download, up to 14 Mbps superfast. **Phone signal** : Likely with Three, EE, O2 and Vodafone.

**WHAT3WORDS** plotted.hydrant.submitted

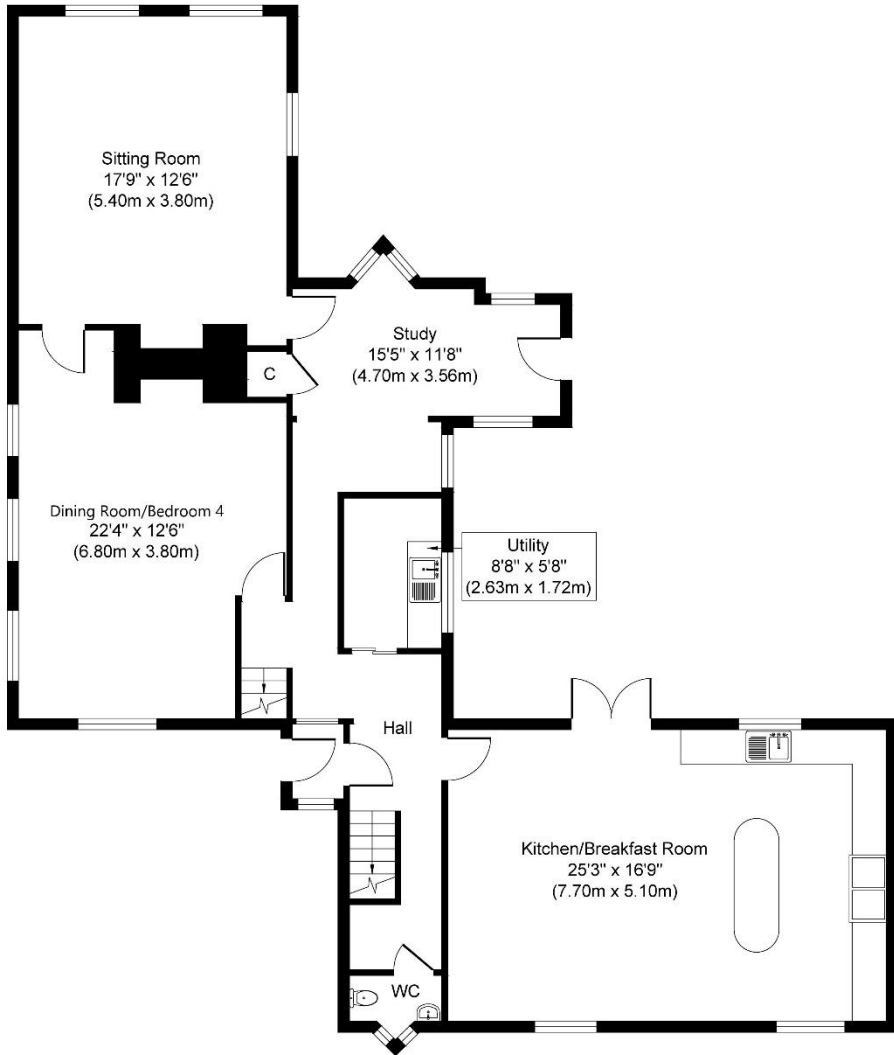
**VIEWING** Strictly by prior appointment only through David Burr.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

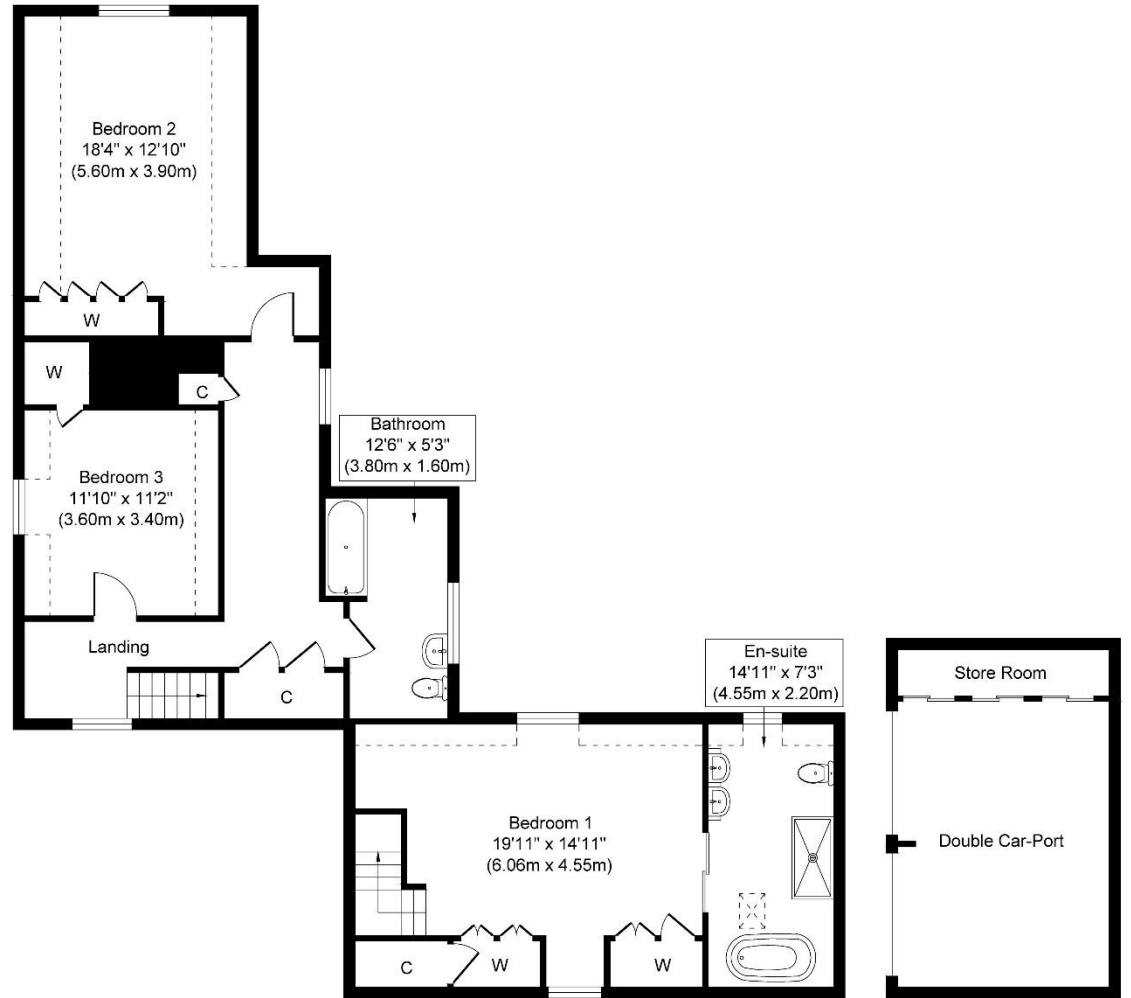








**Ground Floor**  
**Approximate Floor Area**  
**1,429 sq. ft**  
**(132.72 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**1,135 sq. ft**  
**(105.45 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. 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.







