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Residential sales, lettings & management



15 Tea Kettle Lane,
Stetchworth,
Newmarket, CB8 9TP

An impressive and deceptive
detached chalet bungalow
situated in a desirable village
location and set in generous
gardens backing onto a stud.
EPC: TBC

Guide Price: £495,000



Stetchworth lies amidst most attractive undulating countryside much of which is used for stud farming and is approximately 4 miles south of the horseracing town of Newmarket and about 13 miles east of the University City of Cambridge. Together with the village of Dullingham there is a good range of local facilities including a highly regarded primary school, private day nursery, several public houses and the Ellesmere Centre where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Secondary education is provided for in Bottisham. There is also a railway station in Dullingham with connections to Newmarket and Cambridge which in turn links to London. There are also excellent road links via the A14 and A11 dual carriageways which inter-connect with many of the regions principal routes including the M11 to Stansted Airport and London.

This deceptive chalet bungalow is most attractively situated in a non estate village position and backs onto a working stud. The property offers generous flexible accommodation, offering great potential to extend (subject to consent), and is set in delightful large mature gardens. With the benefit of an oil fired central heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, radiator, tiled floor, stairs to the first floor, coat cupboard, door to:

Cloakroom/Utility 2.25m (7'5") x 1.69m (5'7")

With a low level w.c, handbasin, work surface with plumbing for a dishwasher under and space for a freezer, wall cupboards, tiled floor, UPVC window to the rear, radiator.

Sitting Room 4.29m (14'1") x 3.73m (12'3") max 3.21 min

A lovely double aspect room with two UPVS windows, fireplace with fitted wood burning stove, radiator, built in cupboard with oil fired boiler and water softener.

Kitchen 3.68m (12'1") x 3.06m (10')

Fitted with a range of base and eye level units with worktop space over, oil fired Aga, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge, UPVC window to the side, tiled flooring, wall light and opening too :-

Breakfast Room 3.69m (12'1") x 2.01m (6'7")

With UPVC French doors to the garden, UPVC window to the side, radiator, tiled flooring, wall light.

Side Porch

With a door from the kitchen, UPVC door to the front, UPVC door to the garden with window to the one side, door to the garage.

Bedroom 1 3.64m (11'11") x 3.09m (10'2")

With a UPVC window to the front, radiator.

Bedroom 2 3.07m (10'1") x 2.74m (9')

With a UPVC window to the rear, radiator.

First Floor

Landing

Double glazed window to the rear, radiator.

Bedroom 3 4.90m (16'1") x 3.27m (10'9") max

With a large double glazed window to the rear overlooking the garden and with a view towards the stud, Velux skylight to the front, radiator, access to eaves space, built in wardrobe.

Bedroom 4 3.32m (10'11") x 2.85m (9'4")

With two double glazed windows to the rear,





radiator, access to eaves space, built in wardrobe and airing cupboard housing a pressurised hot water cylinder.

Study/Bedroom/Store Room 3.08m (10'1") x 2.01m (6'7") max

With part restricted height, Velux skylight, radiator, access to eaves space.

Shower Room

Fitted with a three piece suite including a shower cubicle, low level w.c, pedestal handbasin, double glazed window to rear.

Outside

The property is set behind a large shingle in and out driveway providing ample off road parking and access to the garage.

Garage 5.01m (16'5") x 2.70m (8'10")
With double entrance doors, side door.

Store 2.70m (8'10") x 1.27m (4'2")

Store 2.70m (8'10") x 1.86m (6'1")
Window to rear.

The rear garden is laid to lawn with a number of mature trees and shrubs, patio and plastic oil storage tank.

Services

Mains water, drainage and electricity are connected.

Council Tax Band: D East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

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