



Ashley Road, Cheveley CB8 9DP

Guide Price £395,000

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Morris Armitage

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Ashley Road, Cheveley CBS 9DP

A detached period property set on the outskirts of the this picturesque and highly regarded village and offered for sale with no onward chain.

Incredibly deceptive and offering generous size rooms, this property boasts accommodation to include entrance hall leading to the sitting room, dining room, kitchen, utility room, ground floor shower room with handbasin and W.C. and 4th bedroom/study. First floor: three further bedrooms and a contemporary family bathroom.

Externally the property offers a fully enclosed and extensively decked rear garden and sizeable gravelled driveway providing ample parking.

Outstanding value – viewing recommended.

Entrance Hall

With wooden floor. Doors leading to the kitchen, dining room and ground floor shower room.

Kitchen 9'10" x 9'2" (3.02m x 2.80m)

Modern kitchen with a range of eye and base level cupboards with wooden work top over. Stainless steel sink and drainer with mixer tap over. Inset electric hob with stainless steel chimney extractor over. Integrated eye level Electrolux double oven. Integrated dishwasher. Integrated fridge/freezer. Built-in water softener under the sink unit. Attractive tiled splashbacks. Wooden flooring. Window to the side aspect. Doors leading to the entrance hall and utility room.

Utility Room 8'4" x 8'2" (2.56m x 2.50m)

Generous utility room with counter worktop, stainless steel sink and drainer with mixer tap over, bas cupboard, built-in shelving. Space and plumbing for washing machine. Wooden flooring. Radiator. Doors leading to the kitchen, bedroom 4/study and rear garden.

Bedroom 4/Study 8'4" x 7'6" (2.56m x 2.31m)

Well proportioned room with wooden flooring. Window

to the rear aspect. Radiator. Door leading to the utility room.

Dining Room 9'6" x 8'6" (2.90m x 2.61m)

Charming dining room with wooden flooring. Large corner window to the rear aspect. Radiator. Doors leading to the living room and entrance hall.

Living Room 16'7" x 13'11" (5.06m x 4.26m)

Delightful, spacious living room with exposed beams. Feature fireplace with exposed brick surround with wooden mantel, currently fitted with a wood burner with slate tiled hearth. Radiator. Dual aspect windows. Stairs leading to the first floor landing. Door leading to the dining room and rear garden,

Shower Room

White suite comprising low level W.C., handbasin and walk-in shower cubicle. Obscured window to the front aspect. Door leading to the entrance hall.

Landing

With doors leading to three bedrooms and bathroom. Airing cupboard. Window to the side aspect. Stairs leading to the living room.

Bedroom 1 17'1" x 8'5" (5.21m x 2.57m)

Generous double bedroom with window to the rear aspect. Wooden flooring. Radiator. Access to loft hatch. Door leading to the landing.

Bedroom 2 9'6" x 9'0" (2.91m x 2.75m)

Well proportioned bedroom with wooden flooring. Window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 3 8'8" x 6'7" (2.65m x 2.02m)

Well proportioned bedroom with wooden flooring. Window to the side aspect. Radiator. Door leading to the landing.

Bathroom 9'10" x 5'3" (3.02m x 1.61)

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over and bath with tiled surround. Attractively tiled to wet areas. Wooden flooring. Stainless steel radiator. Window to the rear aspect. Door leading to the landing.

Outside - Front

Expansive gravelled area, providing ample off road parking. Pathway leading to the front. Side access gate to the rear garden.

Outside - Rear

Courtyard style garden laid to slate shale. Raised decked area. Paved pathway leading to the utility room and side access gate. Doors leading into the living room and utility room. Oil tank.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 108 SQM

Parking – Expansive Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps

download, 20Mbps upload

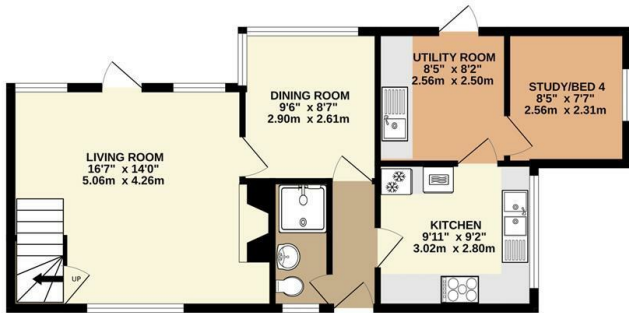
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Cheveley is a charming village located near Newmarket in Suffolk, England, known for its picturesque surroundings and welcoming community. It offers a range of local amenities including a primary school, village hall, a local convenience store and a traditional pub. The village is approximately 2 miles from Newmarket, renowned for its horse racing heritage and various shopping options, while Cambridge is about 15 miles to the northwest, providing access to a wider array of services and cultural attractions. Cheveley's location also offers easy access to the A14, connecting it to major towns and cities in the region.

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

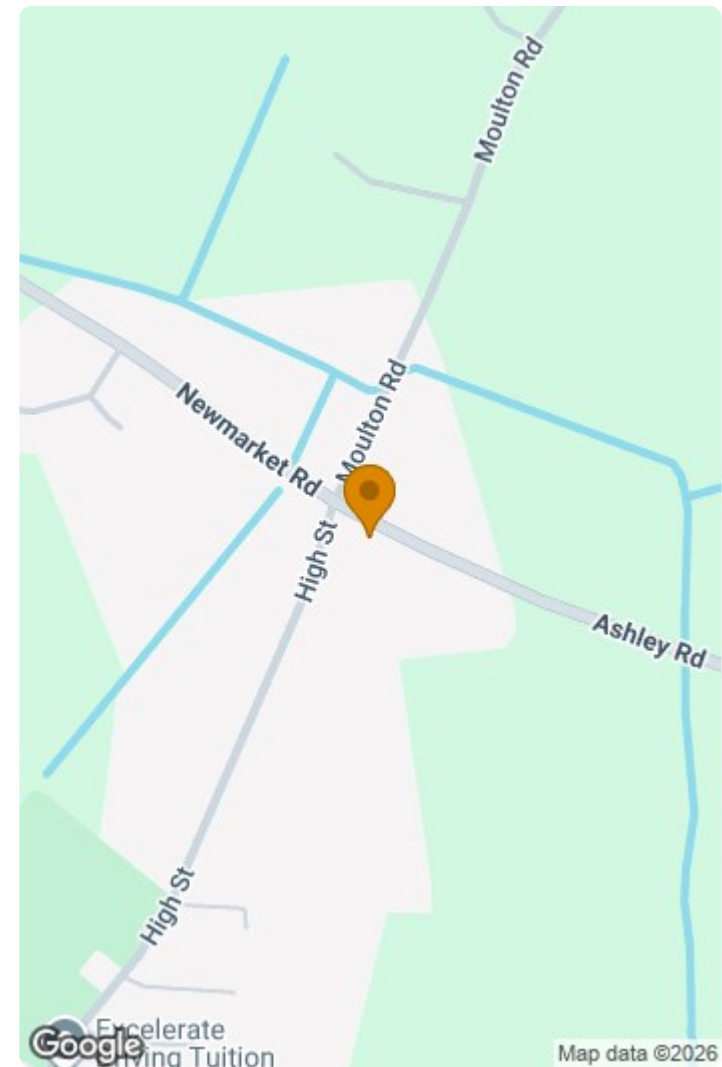


1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	41		

Energy Efficiency Rating: 78 (Current), 41 (Potential). Environmental Impact (CO₂) Rating: Current and Potential are blank.

England & Wales EU Directive 2002/91/EC

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







Antenna

Window

Window

Window

Door

Roof

Roof

Warning sign

Small sign