



**Church Lane
Dullingham, CB8 9XD
£545,000**

Church Lane, Newmarket, CB8 9XD

A rather special period cottage delightfully set in this highly regarded and sought after village and enjoying substantial mature gardens to the rear.

Cleverly extended, this deceptive property offers accommodation approaching 1500 square foot and boasts entrance porch, living room, family room/sitting room, kitchen/breakfast room, utility room, shower room, four good size bedrooms and family bathroom. Benefiting from oil fired heating.

Externally the property offers outstanding long and mature gardens, off road parking for three vehicles, EV charger, office/games room, useful store room located above the garage.

Rarely available, viewing is recommended.

Entrance Porch

With door leading through to Kitchen/Dining room and Utility Room

Utility Room 9'3" x 4'6" (2.84 x 1.39)

Kitchen/Breakfast Room 16'2" x 9'11" (4.93 x 3.03)

Fitted with a range of base level storage units with wooden worktop surfaces, ceramic sink and drainer with mixer tap, space for electric oven, space and plumbing for washing machine. Window to rear aspect, with doors leading to hall way and:

Living/Dining Room 21'3" x 11'11" (6.49 x 3.65)

Staircase rising to first floor, fitted storage cupboard, fitted log burner, radiator and two windows to front aspect.

Family Room 19'7" x 9'10" (5.99 x 3.01)

With doors leading to rear garden.

Shower Room

White suite comprising of low level WC, pedestal hand basin and shower cubical. Radiator.

First Floor Landing

With door leading to all bedrooms and family bathroom.

Bedroom 1 16'2" x 9'9" (4.93 x 2.99)

Window to rear aspect. Radiator.

Bedroom 2 8'9" x 9'10" (2.69 x 3.02)

Window to rear aspect. Radiator.

Bedroom 3 10'1" x 8'7" (3.09 x 2.62)

Window to front aspect. Radiator.

Bedroom 4 12'0" x 7'10" (3.66 x 2.41)

Alcove with hanging rails. Window to front aspect. Radiator.

Family Bathroom

White suite comprising low level WC, pedestal hand basin and panelled bath with shower over. Two Velux windows and radiator.

Garage 17'8" x 10'11" (5.39 x 3.34)

Period Cottage

entrance porch, living room, family room/sitting room, kitchen/breakfast room, utility room, shower room, four good size bedrooms and family bathroom. Benefiting from oil fired heating.

- **Cleverley Extended**
- **Approaching 1500 Square Foot**

- **Four Good Size Bedrooms**

- **Utility Room**
- **Office/Games Room 11'2" x 10'11" (3.42 x 3.34)**
- **Mature Gardens**

Store 12'11" x 6'1" (3.94 x 1.83)

Outside Front

Walled front garden to steps leading to Entrance Porch. Grange and off road parking.

Outside Rear

Outstanding long and mature gardens with patio seating area and French doors leading to Family room.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 1500

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1880Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

Location

Dullingham is a quaint village located in Cambridgeshire, known for its picturesque countryside and close-knit community. The village offers essential amenities including a local pub, railway station with links to Cambridge and Ipswich, and a primary school. Dullingham is conveniently situated about 6 miles from Newmarket, a town famous for its horse racing, and around 15 miles from the historic city of Cambridge, known for its prestigious university and vibrant cultural scene. The village provides a peaceful rural lifestyle while still being within easy reach of larger urban centres.

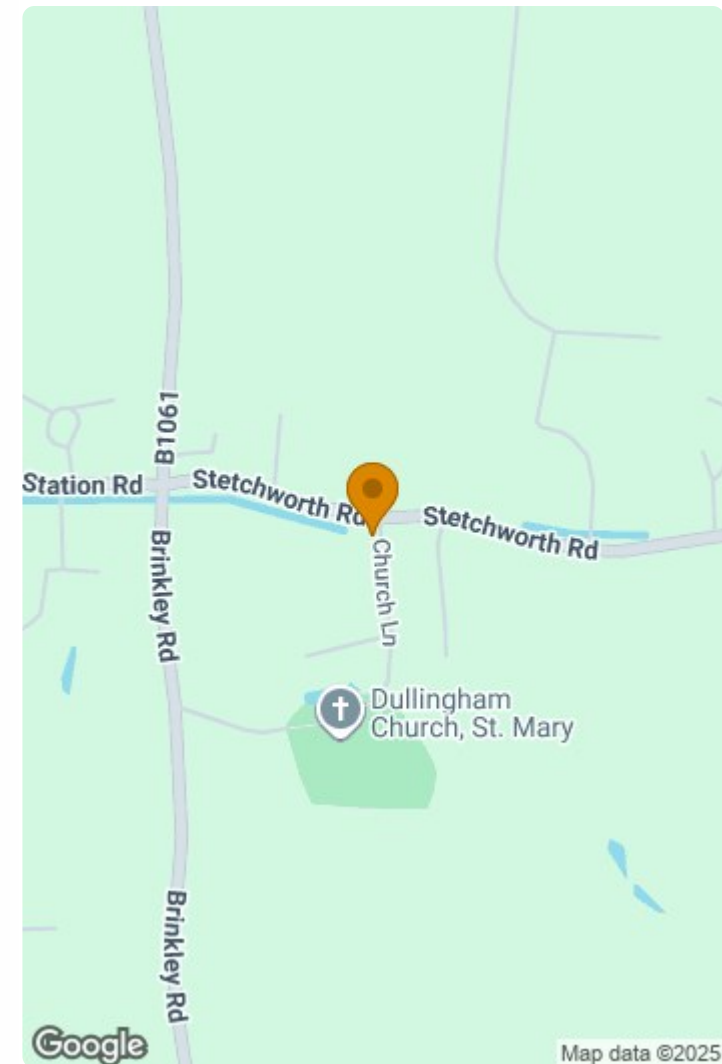
**Approximate Gross Internal Area 1463 sq ft - 136 sq m
(Excluding Garage)**

Ground Floor Area 771 sq ft – 72 sq m

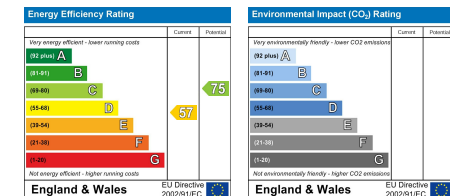
First Floor Area 692 sq ft – 64 sq m

Garage Ground Floor Area 194 sq ft – 18 sq m

Garage First Floor Area 194 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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