



**High Street, Cheveley
Newmarket, CB8 9DG
£770,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

High Street, Newmarket, CB8 9DG

This exceptional Grade II listed period residence offers an appealing blend of historic charm and refined modern living, set within an idyllic and highly coveted village location and located within magnificent, meticulously mature grounds extending to nearly half an acre.

Situated just four miles from the historic racing hub of Newmarket and a brief 30-minute drive from the vibrant city of Cambridge, Cheveley is one of East Cambridgeshire’s most exclusive and picturesque addresses.

This impressive property offers a masterclass in architectural heritage, where exquisitely preserved character features some sizeable living spaces. Accommodation includes a reception hall/formal dining room to an elegant living room, alongside a separate sitting room and family room. At the heart of the home is a kitchen/breakfast room, complemented by a discreet cloakroom. The upper levels host four principal bedrooms, including two en-suite bathrooms, and a beautifully appointed family bathroom.

Outside, a sweeping, secure gravelled driveway provides parking for multiple vehicles. This leads to the spectacular, fully enclosed rear gardens, which feature a versatile outbuilding and workshop.

Rarely available – viewing recommended.

Reception Hall
Front door leading to Living space. Window to side aspect.

Dining Room
21'7" x 19'11"
Built in storage, bricked fireplace, Windows to side aspect and stair leading to first floor.

WC
Low-level WC and pedestal sink basin. Window to front aspect.

Living Room
19'11" x 14'4"
Built in storage, Windows to side and rear aspect. Door leading to rear garden.

Kitchen
17'7" x 14'9"
Fitted with a range of eye and base level units with worktop over. Resin sink with stainless steel mixer tap over, with space for white goods. Windows to front and rear aspect, door leading to rear garden.

Family Room
18'0" x 12'9"
Built in storage. French doors looking out to rear garden. Window to side aspect and stairs leading to first floor.

Bedroom 1
15'2" x 11'5"
Windows to side aspects.

Ensuite
Suite comprising of a free-standing bath with shower

attachment over, WC and a pedestal sink basin. Window to side aspect.

Bedroom 2
14'11" x 11'11"
Windows to side aspects.

Ensuite
Suite comprising of a shower cubicle, WC and pedestal sink basin. Windows to rear aspect.

Bedroom 3
16'8" x 9'2"
Window to rear aspect.

Bathroom
Suite comprising of a panelled bath with shower attachment over, WC and a pedestal sink. Window to side aspect.

Bedroom 4
10'5" x 9'10"
Window to rear aspect.

Outbuilding
13'8" x 7'10"
Fitted with french doors and windows looking out to the garden.

Outside Front
Paved pathway leading to front door, Gravelled driveway leading to rear garden for parking. Boarded with mature hedges and shrubberies.

Outside Rear
Large garden mainly laid to lawn with a patioed area leading

from the family room. Boarded with mature shrubberies with access to outbuilding.

Property Details
EPC - TBC
Tenure - Freehold
Council Tax Band - F (East Cambs)
Property Type - Semi Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 196 SQM
Parking – Off road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

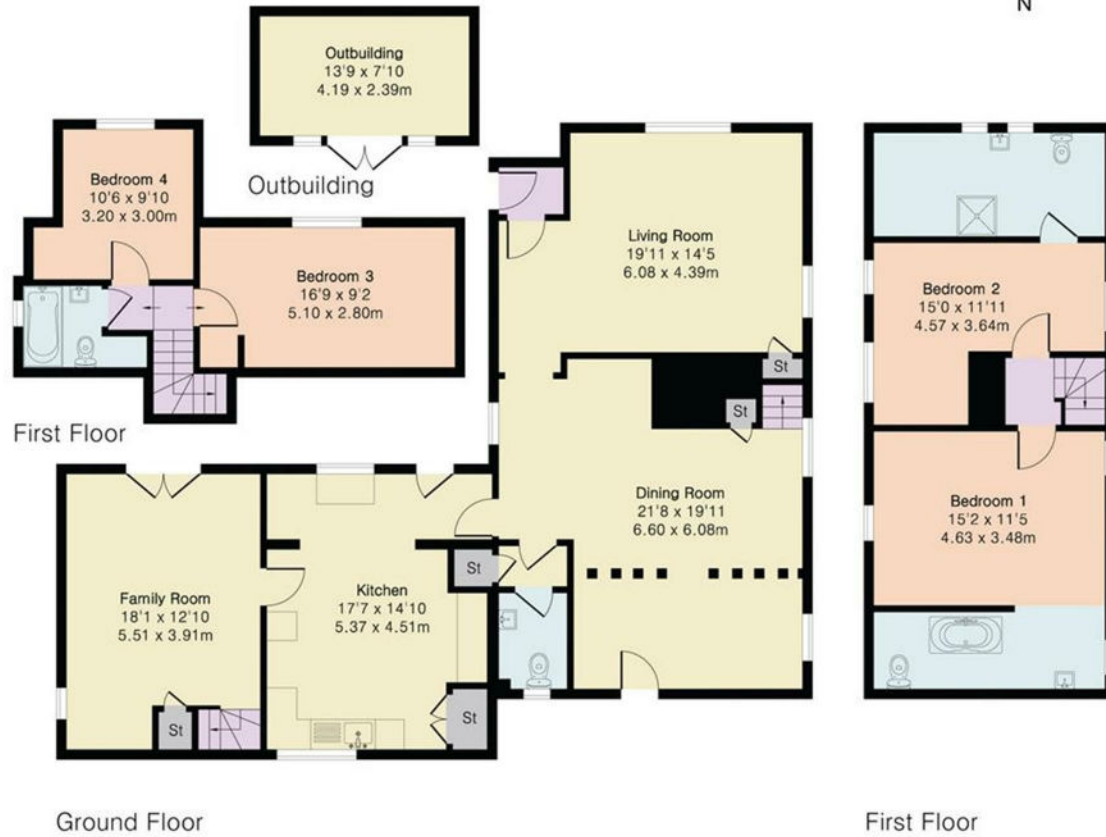
Location
Cheveley is a charming village located near Newmarket in Suffolk, England, known for its picturesque surroundings and welcoming community. It offers a range of local amenities including a primary school, village hall, a local convenience store and a traditional pub. The village is approximately 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.

**Approximate Gross Internal Area 2109 sq ft - 196 sq m
(Excluding Outbuilding)**

Ground Floor Area 1227 sq ft - 114 sq m

First Floor Area 882 sq ft - 82 sq m

Outbuilding Area 108 sq ft - 10 sq m



- **Grade II Listed Period Home**
- **Highly Coveted Village Location**
- **Generous Bedrooms**
- **Ensuites**
- **Ample Parking**
- **Fully Enclosed Garden**



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.



Energy Efficiency Rating		Current	Market
Very energy efficient - lowest CO ₂ emissions	A		
(81-91)	B		
(61-80)	C		
(41-60)	D		
(21-40)	E		
(1-20)	F		
(1-20)	G		
Avg energy efficient - typical 1990s house			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Market
Very environmentally friendly - lowest CO ₂ emissions	A		
(81-91)	B		
(61-80)	C		
(41-60)	D		
(21-40)	E		
(1-20)	F		
(1-20)	G		
Avg environmentally friendly - typical 1990s house			
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 from them. 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.









