



High Street, Stetchworth, Newmarket, Suffolk

Pocock + Shaw

92 High Street
Stetchworth
Newmarket
Suffolk
CB8 9TJ

An individual 4 bedroom detached character cottage situated in the heart of a highly sought after Cambridgeshire village. The cottage has been sympathetically extended and benefits from a generous open plan cottage style kitchen and dining area with a fireplace and wood burning stove, a double aspect living room and a garden room. A particular feature is the delightful established south & west facing gardens.

Guide Price £480,000



Location Stetchworth lies amidst most attractive undulating countryside and is approximately 4 miles south of the horse racing 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, several public houses and the Ellesmere Centre. There is also a small railway station in Dullingham with connections to Newmarket and Cambridge which in turn links to London and there is also excellent links via the A14 and A11 dual carriageways which interconnect with many of the regions principal routes including the M11 to Stansted Airport and London.

Entrance Hall with a part glazed entrance door, tiled flooring.

Kitchen 19'11" x 13'0" (6.07 m x 3.95 m) a double aspect room with a fireplace with a brick hearth and surround, wood burning stove, kitchen with a range of fitted base and wall mounted units, wood worktops and inset deep ceramic sink, integrated stainless steel oven and grill and 4 burner gas hob, opening leading to;

Dining Room 13'2" x 10'11" (4.02 m x 3.34 m) with stairs leading to the 1st floor, tiled flooring.

Living Room 22'10" x 12'8" (6.97 m x 3.86 m) a double aspect room with a pair of French doors leading to the garden.

Conservatory/garden Room 16'1" x 9'5" (4.89 m x 2.86 m) with a pair French doors leading to the garden, block flooring.

First Floor

Landing with built in cupboard.

Bedroom 1

12'10" x 12'9" (3.92 m x 3.88 m) a double aspect room.

Bedroom 2 9'10" x 9'8" (2.99 m x 2.94 m)

Bedroom 3 13'0" x 8'7" (3.97 m x 2.62 m) with period wood flooring.

Bedroom 4 9'9" x 7'5" (2.96 m x 2.26 m)

Bathroom with a bath, hand basin and low level WC.

Shower Room with a tiled shower, hand basin, low level WC, wood floor.

Outside The property stands in a generous plot situated close to the centre of the village and set back from the road behind a flint wall and an attractive front garden with established trees and shrubs. A driveway to the side with a pair of wooden gates leads to the cottage and on to the side and rear garden which are mainly laid to lawn and with a wealth of mature trees and shrub and flower borders, ornamental pond, and patio area.

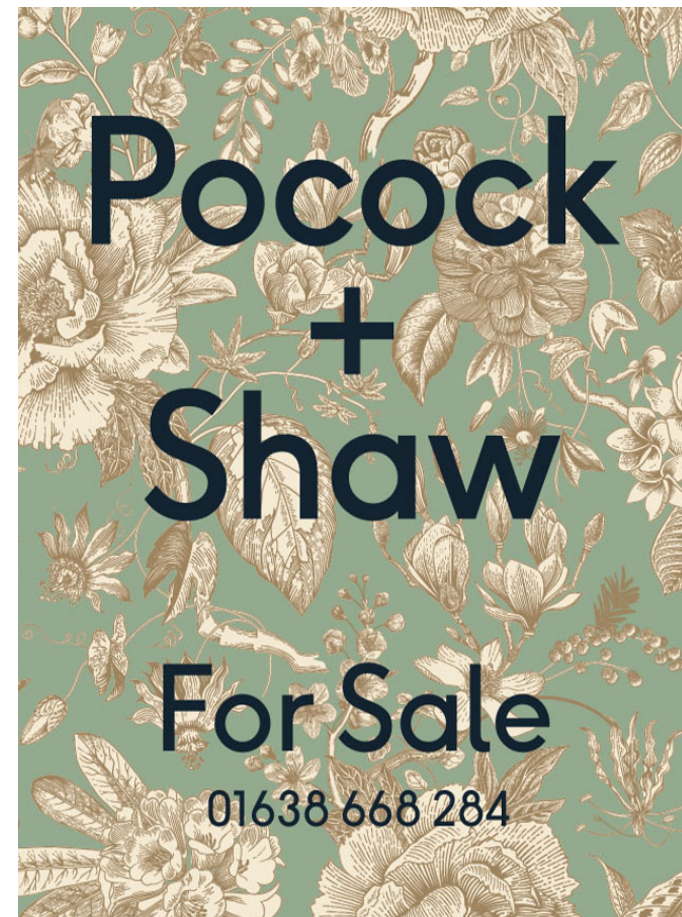
Tenure The property is freehold. The property has not been registered with Land Registry.

Services

Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area. Internet connection, basic: 11Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by EE, Three & 02 carriers available. EPC: TBC

Council Tax F, East Cambs District Council

Viewing By Arrangement with Pocock + Shaw PBS



Detached period cottage
2 reception areas
Double aspect cottage style kitchen
4 bedrooms
1st floor bathroom and shower room
Character property
Superb established gardens
NO CHAIN



A decorative background featuring a dense, colorful floral pattern in shades of red, green, and blue on a dark background. The text is overlaid in white.

Pocock
+
Shaw
For Sale
01638 668 284







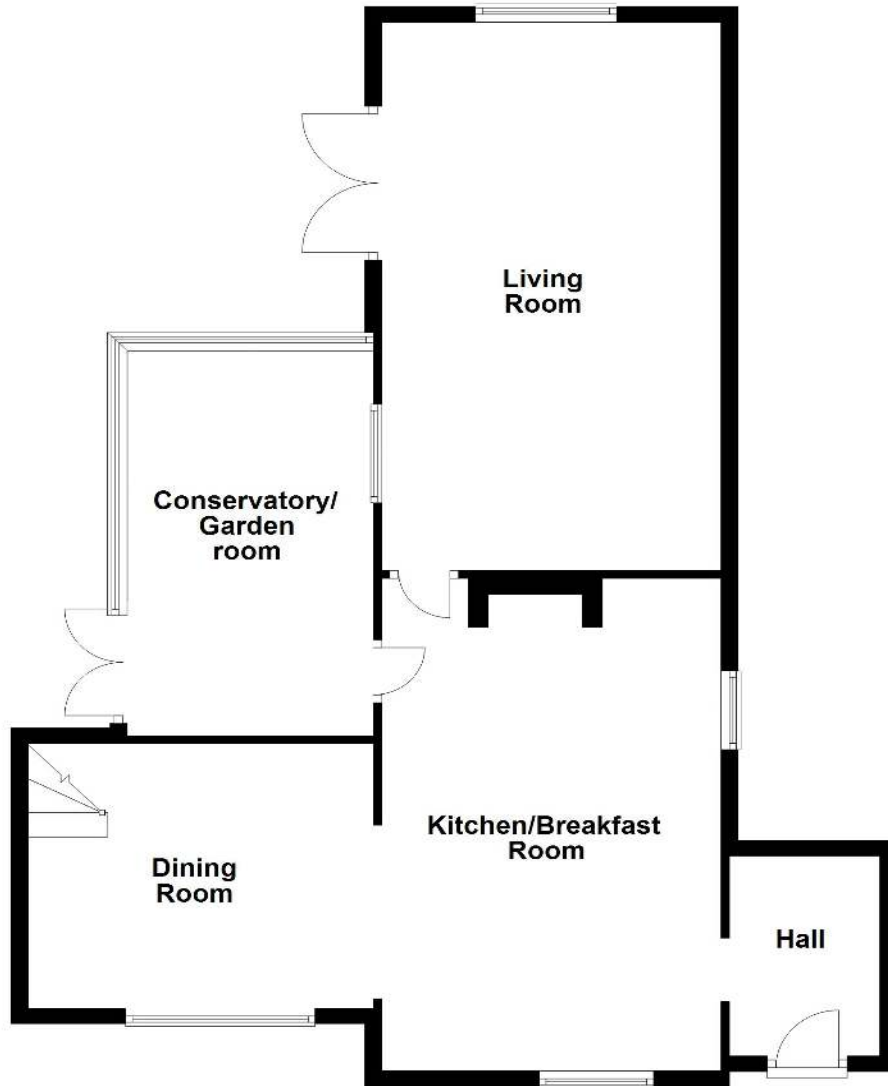
**Pocock
+
Shaw**

For Sale

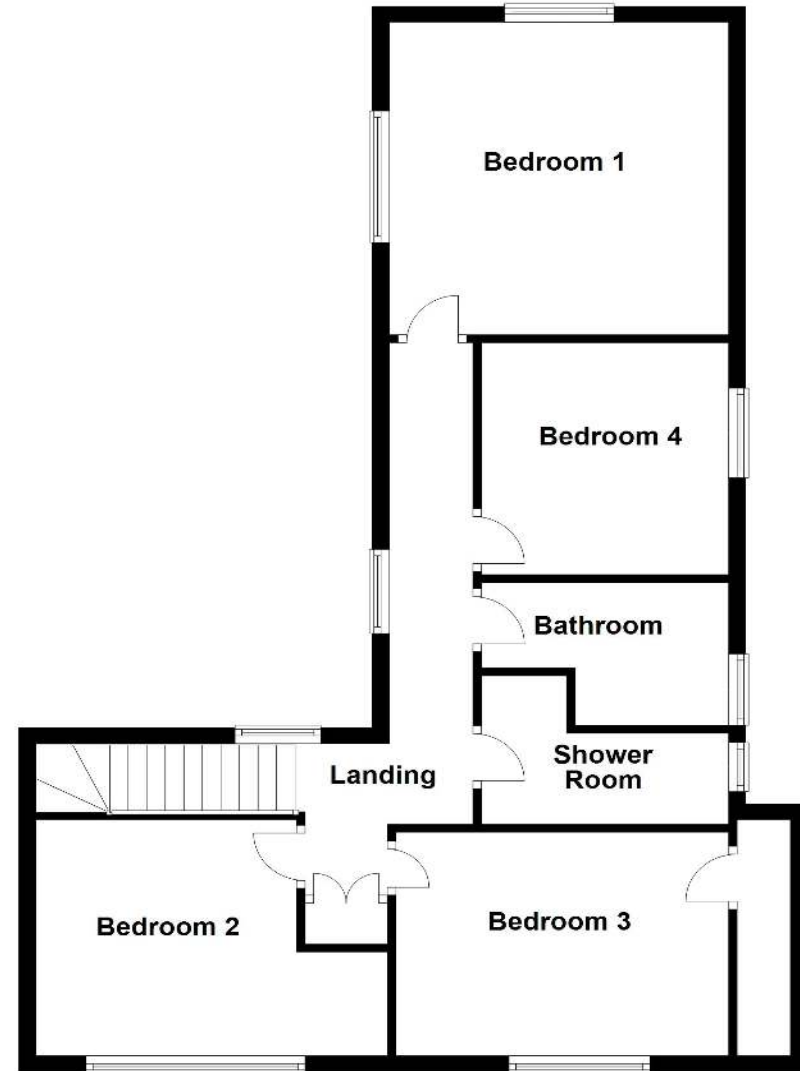
01638 668 284



Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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