

LAYT LODGE

CHEVELEY, CAMBRIDGESHIRE

JACKSON-STOPS

LAYT LODGE
217 HIGH STREET, CHEVELEY, NEWMARKET, SUFFOLK, CB8 9RH

TOTAL APPROX. FLOOR AREA 3,249 SQ FT / 301.8 SQ M

AN IMPRESSIVE AND WELL-DESIGNED NEW BUILD FAMILY HOUSE WITH AMPLE PARKING, CART LODGE AND ENCLOSED GARDEN IN THIS HIGHLY SOUGHT AFTER CAMBRIDGESHIRE VILLAGE



DISTANCE

NEWMARKET 4 MILES
BURY ST EDMUNDS 14 MILES
CAMBRIDGE 18 MILES
LONDON 72 MILES

GROUND FLOOR

- Reception Hall
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Guest Bedroom with En-Suite Shower Room
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom

SECOND FLOOR

- Principal Bedroom
- Dressing Room
- En-Suite Bathroom

OUTSIDE

- Gated Driveway with Ample Parking
- Detached Cart Lodge with Potential Studio
- Enclosed Garden



THE PROPERTY

Layt Lodge is an impressive new build family home with off road parking, detached cart lodge and an enclosed garden, in a desirable village location. This well-located property has brink and rendered elevations under a peg tiled roof. Finished to a high specification, the light and spacious accommodation extends to 2,533 sq ft, with double glazed windows and underfloor heating to the ground floor.

The welcoming **reception hall** has a part-glazed door and window to the front, stairs with glass balustrade to the first floor, wood effect floor, recessed ceiling downlights and glazed double doors to the sitting room. The generously sized triple aspect **sitting room** has windows to the front, side and rear, sealed brick fireplace with tiled hearth, recessed ceiling downlights and bi-fold doors to the dining room. The spacious double aspect **dining room** has windows to the rear and side and double doors to the garden, roof lantern, exposed brick wall and wood effect floor. The superb **kitchen/breakfast room** has a large window to the rear overlooking the garden, fitted base and eye level units, island with units below, quartz worktops with tiled splashbacks, one and a half bowl stainless steel sink with drainer, integrated appliances including hob with built-in extractor hood, oven, combination oven and dishwasher, space for American style fridge/freezer, recessed ceiling downlights and wood effect floor. The **utility room** has a part glazed door to outside, fitted base and eye level units, quartz worktops, integrated washing machine and tumble dryer, built-in cupboard housing the pressurised hot water cylinder and underfloor heating manifolds, extractor fan and recessed ceiling downlights. The good-sized **family room** has a window to the front and recessed ceiling downlights. The well-finished **cloakroom** has a wash basin with vanity unit below, concealed unit wc, half tiled walls, recessed ceiling downlights, extractor fan and frosted window the front.







The **landing** has stairs with a glass balustrade to the second floor, window to the rear, built-in store cupboard and recessed ceiling downlights. The generously sized **guest bedroom** overlooks the garden with a built-in wardrobe, roof light window and covered radiator. The well finished **en-suite shower room** has a large, fully tiled walk-in shower, twin wash basins with vanity until below, wc, chrome heated towel rail, back-lit mirror, extractor fan, recessed ceiling downlights and half tiled walls and floor. There are **three further good-sized bedrooms** to the first floor and family bathroom. The **family bathroom** has a double ended bath with shower attachment over, fully tiled walk-in shower cubicle, wash basin with vanity unit below, wc, half tiled walls, extractor fan, recessed ceiling downlights and tiled floor. The second floor **landing** has a roof light window and recessed ceiling downlights. The **principal bedroom** has a window to the rear, covered radiator and recessed ceiling downlights. The **dressing room** has a good range of mirror fronted built-in wardrobes, dressing table with drawers, roof light and recessed ceiling downlights. The impressive **en-suite bathroom** has a double ended bath with shower attachment over, fully tiled walk-in shower cubicle, wash basin with vanity unit below, wc, chrome heated towel rail, mirror, half tiled walls, recessed ceiling downlights and tiled floor.

OUTSIDE

Layt Lodge has a brick pillared entrance leading to a block paved **driveway** providing **parking** and pedestrian access to the front garden. A pair of cast iron gates off the driveway lead to an **additional gravel driveway** and detached cart lodge with potential studio above to the front door.







The cart lodge has weatherboarded elevations over a brick plinth under a peg tiled roof with two Velux roof light windows, power and light. The first floor is currently accessed by a pull-down ladder and offers potential for conversion to a studio/office (subject to planning). The **front garden** is enclosed by a brick wall, close boarded wooden fencing and hedging, with a well-maintained lawn and paved path.

The **garden** is enclosed by close boarded wooden fencing with a well-maintained lawn, large paved terrace and outside lighting.

LOCATION

Layt Lodge is located in the heart of this popular Cambridgeshire village, surrounded by stud farms. Cheveley has a shop/Post Office, primary school, Church and public house. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club: Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.







DIRECTIONS CB8 9DG

From Newmarket take the B1063 to Cheveley. On entering the village turn right at the crossroads onto the High Street. Follow the High Street passing the school and church and Layt Lodge is located after a short distance on the left-hand side just after the village shop/Post Office.

PROPERTY INFORMATION

SERVICES: Mains water, drainage and electricity. Underfloor heating throughout via an air source heat pump.

TENURE: The property is freehold with vacant possession on completion.

COUNCIL TAX: Not yet banded

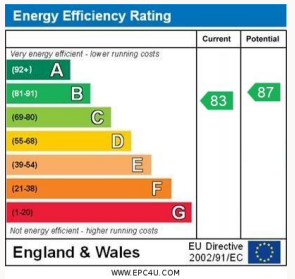
LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

BROADBAND SPEED: Ofcom states speed available up to 80 mbps

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///agrees.divided.jolt

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231

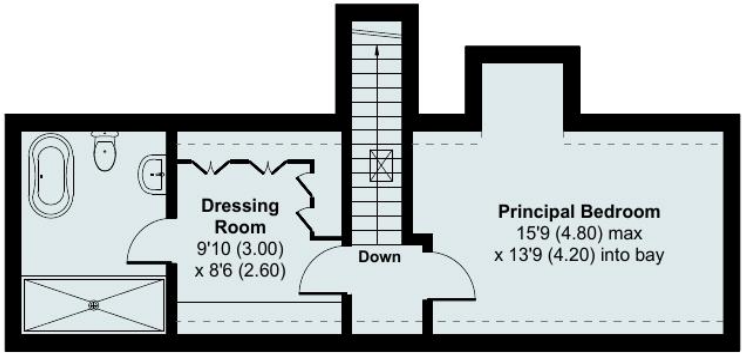


Layt Lodge, 217 High Street, Cheveley

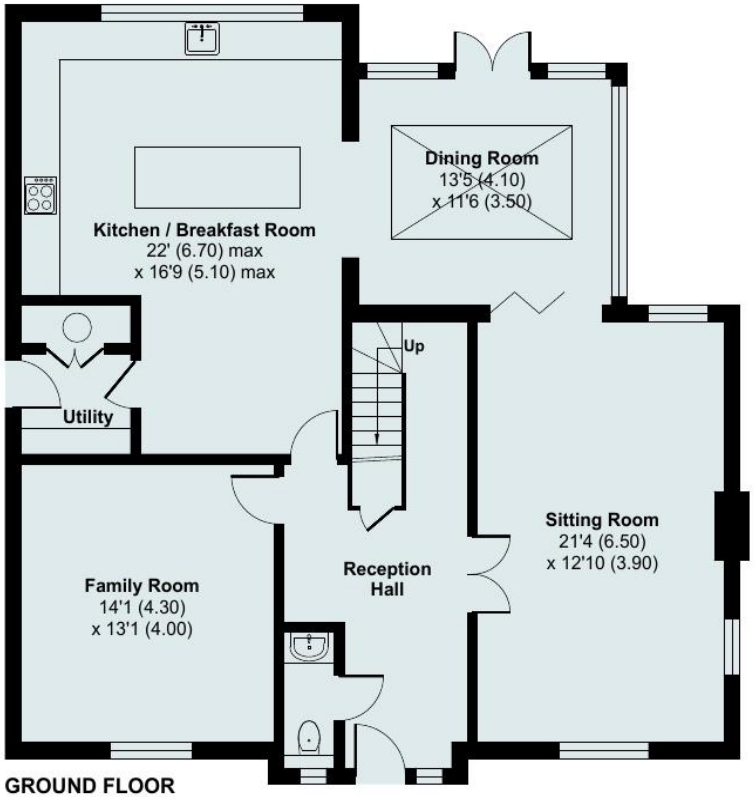
Approximate Area = 2533 sq ft / 235.3 sq m
Outbuilding = 716 sq ft / 66.5 sq m
(Including Limited Use Area(s) = 171 sq ft / 15.8 sq m)
Total = 3249 sq ft / 301.8 sq m
For identification only - Not to scale

Denotes restricted head height

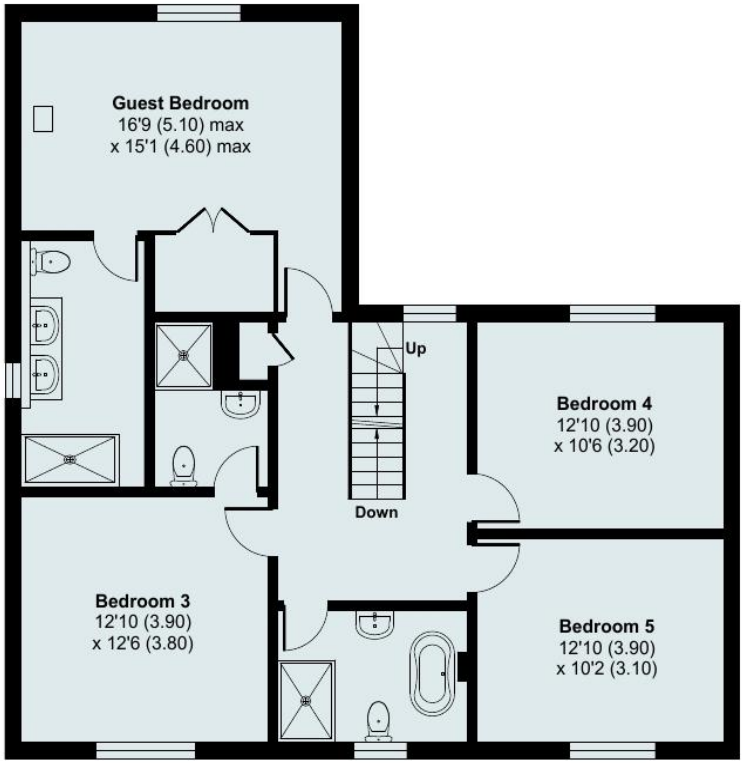




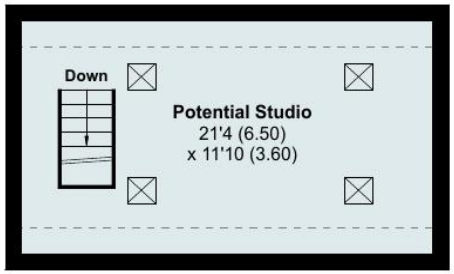
SECOND FLOOR



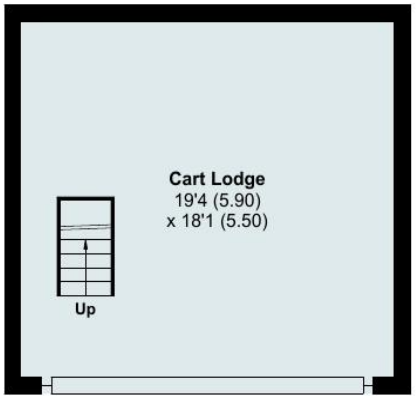
GROUND FLOOR



FIRST FLOOR



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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rightmove

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PROPERTY EXPERTS SINCE 1910