

ASHTREE HOUSE

ASHLEY, CAMBRIDGESHIRE

JACKSON-STOPS

ASHTREE HOUSE
74 MILL ROAD, ASHLEY, NEWMARKET, SUFFOLK, CB8 9EE

TOTAL APPROX. FLOOR AREA 3,532 SQ FT / 328 SQ M (INCLUDING GARAGE/GAMES ROOM)

A WELL LOCATED AND SPACIOUS FAMILY HOUSE IN A QUIET EDGE OF VILLAGE LOCATION WITH PRIVATE GROUNDS EXTENDING TO JUST UNDER HALF AN ACRE



DISTANCE

NEWMARKET 4 MILES
BURY ST EDMUNDS 17 MILES
CAMBRIDGE 23 MILES
LONDON 69 MILES

GROUND FLOOR

- Reception Hall
- Sitting Room
- Dining Room
- Conservatory
- Study
- Kitchen/Breakfast Room
- Family Room/Annexe with En-Suite Shower Room
- Utility Room
- Cloakroom

FIRST FLOOR

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

OUTSIDE

- Gated Driveway with Parking
- Detached Garage with Games Room
- Private Established Garden

0.44 of an acre in all (sts)



THE PROPERTY

Ashtree House is a spacious and well located detached family house with a garage and large established garden packing onto paddocks in a highly sought after village. Built in 1995, this light and spacious home extends to 3,532 sq ft (including the garage and games room), with brick elevations over under a pan tiled roof, with double glazing and oil fired central heating.

The covered entrance **porch** has a peg tiled roof, paved entrance and outside light. The welcoming **reception hall** has a window and solid wood door to the front, fitted mat, wood effect floor, built-in cupboard, covered radiator, dado rail, ceiling mounted lights and stairs to the first floor. The generously sized double aspect **sitting room** has windows to the front and side, Inglenook style fireplace with open fire, two covered radiators, wood floor and double doors with glazed panels to either side to the conservatory. The **conservatory** is glazed to two sides, with a tiled floor and double doors to the garden and sitting room. The good sized **dining room** has a covered radiator, wood effect floor and double doors to the garden. The double aspect **study** has windows to the front and side, fitted shelves and cupboards, covered radiator, recessed and ceiling mounted spotlights and exposed wood floor. The triple aspect open plan **kitchen/breakfast room** has, fitted base and eye level units, island with granite worktop, double Belfast sink with drainer, granite worktops with upstands, Rangemaster cooker with two ovens, grill and extractor hood above, space and plumbing for American style fridge/freezer, heated towel rail, covered radiator and wood effect floor.







The useful **utility room** is located off the kitchen/breakfast room with fitted base and eye level units, worktops with tiled splashbacks, stainless steel sink, heated towel rail, oil fired boiler, recessed ceiling downlights, wood effect floor and part glazed door to outside.

The **cloakroom** is located off the reception hall. The double aspect **family room/annexe** has windows to the rear and side, built-in cupboard, recessed ceiling downlights, wood effect floor and double doors to the terrace. The **en-suite shower room** has a fully tiled shower cubicle, pedestal wash basin with upstand, wc, extractor fan, recessed ceiling downlights and wood effect floor.

The **landing** has a built-in airing cupboard, covered radiator and access to the roof space. The generously sized double aspect **principal bedroom** has windows to the front and rear, fitted wardrobes, ceiling mounted spotlights, **dressing room** with further fitted wardrobes and good sized **en-suite bathroom**. The **guest bedroom** has a window to the front and **en-suite shower room**. There are **three further bedrooms** and a spacious Jack and Jill **family bathroom**.

OUTSIDE

Ashtree House is approached through a brick pillared entrance with an electric gate, leading to a sweeping **gravel driveway** to the front providing **parking and turning** for several vehicles and access to the brick built garage. The detached **garage** has been split into two with a single garage to the left hand side, with an up and over door to the front, door to the games room, power and light. The **games room** has a window and pedestrian door to the side.



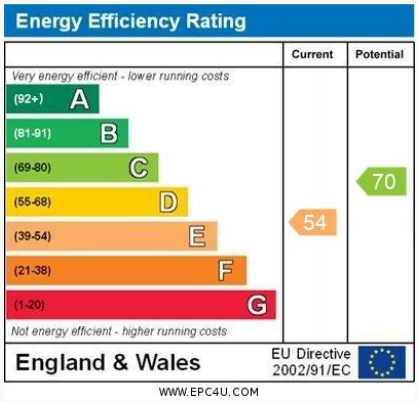




The **front** of the property is well screened and enclosed by hedging. Cast iron pedestrian gates to both sides of the house provide access to the garden. The private and mature **garden** backs onto paddocks and is enclosed by closed boarded wooden fencing, with a well-maintained lawn, shrub beds, large paved terrace, shed, outside lighting and water tap.

LOCATION

Ashtree House is situated close to the edge of the village of Ashley. Ashley is set in beautiful rolling countryside on the Cambridgeshire/Suffolk border, with local amenities including a public house, a village shop and a church. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The market town of Bury St Edmunds and the University City of Cambridge offer a wider range of amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North, 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 9DX

From Newmarket take the B1063 road to Cheveley and continue on to Ashley. On entering the village go straight over at the right hand bend into Church Street and take the first turning left into Mill Road. Ashtree House is located approximately a quarter of a mile on the right.

PROPERTY INFORMATION

SERVICES: Mains water, electricity and drainage. Oil fired central heating.

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

COUNCIL TAX: Band G
Current annual charge: £3,921.35

LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

BROADBAND SPEED: Ofcom states speed available up to 50 mbps

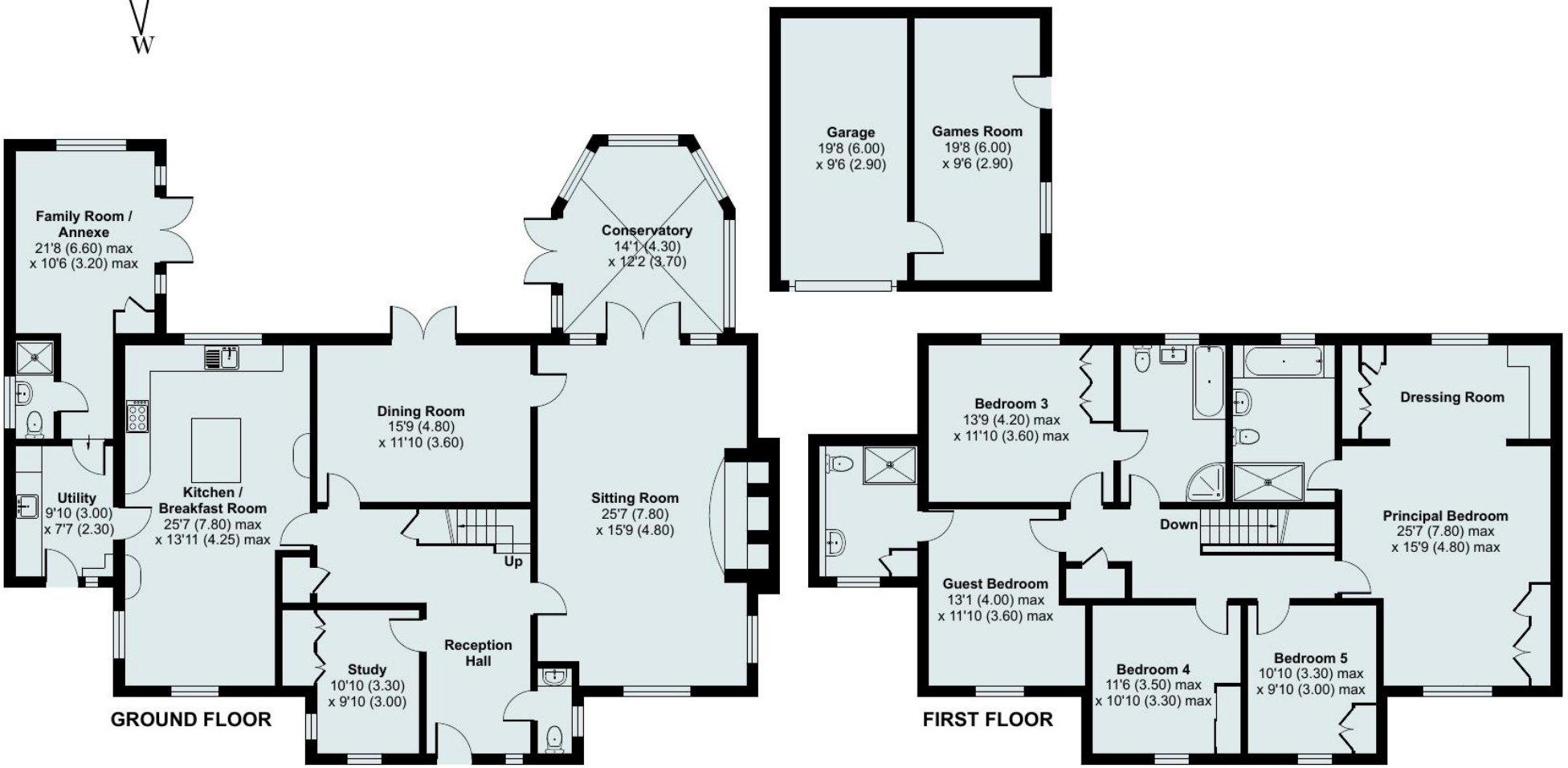
MOBILE SIGNAL/COVERAGE: Yes

WHAT3WORDS: /// daylight.formless.daring

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

Ashtree House, 74 Mill Road, Ashley

Approximate Area = 3148 sq ft / 292.4 sq m
Garage = 384 sq ft / 35.6 sq m
Total = 3532 sq ft / 328 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Jackson-Stops. REF: 1360702
©nichecom 2025.

JACKSON-STOPS

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.



NEWMARKET
01638 662231
newmarket@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove
JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910