

GLEBE HOUSE

ASHLEY, CAMBRIDGESHIRE

JACKSON-STOPS

GLEBE HOUSE
40 CHURCH STREET, ASHLEY, NEWMARKET, SUFFOLK, CB8 9DU

TOTAL APPROX. FLOOR AREA 3,570 SQ FT / 332 SQ M (EXCLUDING OUTBUILDINGS)

AN IMPRESSIVE FAMILY HOME ENJOYING PADDOCK VIEWS IN A SOUGHT AFTER VILLAGE LOCATION WITH ESTABLISHED GROUNDS EXTENDING TO 1.3 ACRES



DISTANCE

NEWMARKET 5 MILES
BURY ST EDMUNDS 12 MILES
CAMBRIDGE 20 MILES
LONDON 77 MILES

GROUND FLOOR

- Reception Hall
- Living Room
- Dining Room
- Study/Family Room
- Kitchen/Breakfast
- Garden Room
- Shower Room
- Rear Hall
- Utility Room
- Boot Room/Boiler Room

FIRST FLOOR

- Galleried Landing
- Principal Bedroom with En-Suite Bathroom and Dressing Room
- Bedroom 2 with En-Suite Bathroom
- Bedroom 3
- Bedroom 4
- Family Bathroom

OUTSIDE

- Driveway with Parking for Several Vehicles
- Established Landscaped Gardens
- Wendy House and Sheds
- **1.3 Acres**



THE PROPERTY

Glebe House is an impressive family home with established grounds extending to 1.3 acres. Built in the 1970's, this well located property has brick elevations under a tiled roof. The light and spacious accommodation extends to 3,570 sq ft, with high ceilings, sash windows, double glazing and oil fired central heating.

The welcoming **reception hall** has a door to the front, stairs to the first floor and recessed ceiling downlights. The spacious **sitting room** has windows to the front, open fireplace with a wooden mantelpiece and tiled hearth and French doors to the garden room. The **dining room** has windows to the front. The **garden room** is glazed to two sides, French doors to outside and the kitchen/breakfast room. The double aspect **kitchen/breakfast** has windows to the side and rear, base and eye level units, worktops, sink with drainer, integrated appliances including a two door AGA, four ring induction hob with oven below, dishwasher, space for an upright fridge/freezer, breakfast bar, recessed ceiling downlights and tile effect floor. The **shower room** has a pedestal wash basin, w/c, tiled walk-in shower cubicle, extractor fan and wood effect floor. The **rear hall** has part glazed doors to the front and side, window to the rear, storage cupboard and recessed ceiling downlights. The useful **utility room** has a window to the front, base and eye level units, worktops, sink with drainer, space and plumbing for a washing machine and tumble dryer, water softener and wood effect floor. The triple aspect **family room** has windows to the rear and sides, fireplace with a wooden mantelpiece, electric fire and tiled hearth and recessed ceiling downlights. The **boot room/boiler room** has a part glazed door to the front, base and eye level units, worktops, sink, oil fired boiler, space for a fridge/freezer, shelving, coat rails and tile effect floor.







The spacious **galleried landing** has a window to the front, access to the loft space, airing cupboard and storage. The impressive **principal bedroom** is double aspect with windows to the side and rear, French doors to the balcony and wardrobes. The **en-suite bathroom** has windows to the front, double sinks with vanity units below, w/c, bath with shower attachment, tiled walk-in shower cubicle, heated towel rail and recessed ceiling downlights. The useful **dressing room** is double aspect with windows to the front and rear, built-in wardrobes and recessed ceiling downlights. **Bedroom 2** has a window to the rear and built-in wardrobes. The **en-suite bathroom** has a window to the rear, wash basin with vanity unit below, w/c, bath with shower attachment and wood effect floor. **Bedroom 3** has windows to the front and built-in wardrobes. **Bedroom 4** has windows to the front and built-in wardrobes. The **family bathroom** has a window to the rear, wash basin with vanity unit below, w/c, bath and recessed ceiling downlights.

OUTSIDE

Glebe House is approached by a sweeping gravel **driveway** providing **parking** and turning for several vehicles. The **front** of the property is enclosed by brick walls, hedging and close boarded wooden fencing and mainly laid to lawn with flower and shrub beds, mature trees, outside lighting and water tap. Backing onto a large paddock the **established landscaped garden** is enclosed by brick walls, close boarded wooden fencing, post and rail fencing and mainly laid to lawn with a paved terrace perfect for family entertaining, mature trees, flower and shrub beds, Wendy house, sheds and outside lighting.







LOCATION

Glebe House is situated in a tucked away location in 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 9DU

From Newmarket take the B1063 road to Cheveley and continue on to Ashley. On entering the village go left at the bend continue to church street and the house is located to the right of the church.

PROPERTY SERVICES

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: £4,141.97

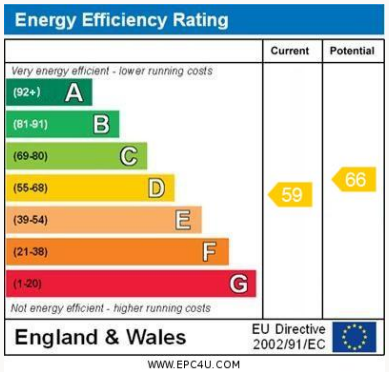
LOCAL AUTHORITY: East Cambridgeshire District Council Tel: 01353 665555

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

BROADBAND SPEED: Ofcom states speed available up to 66 mbps

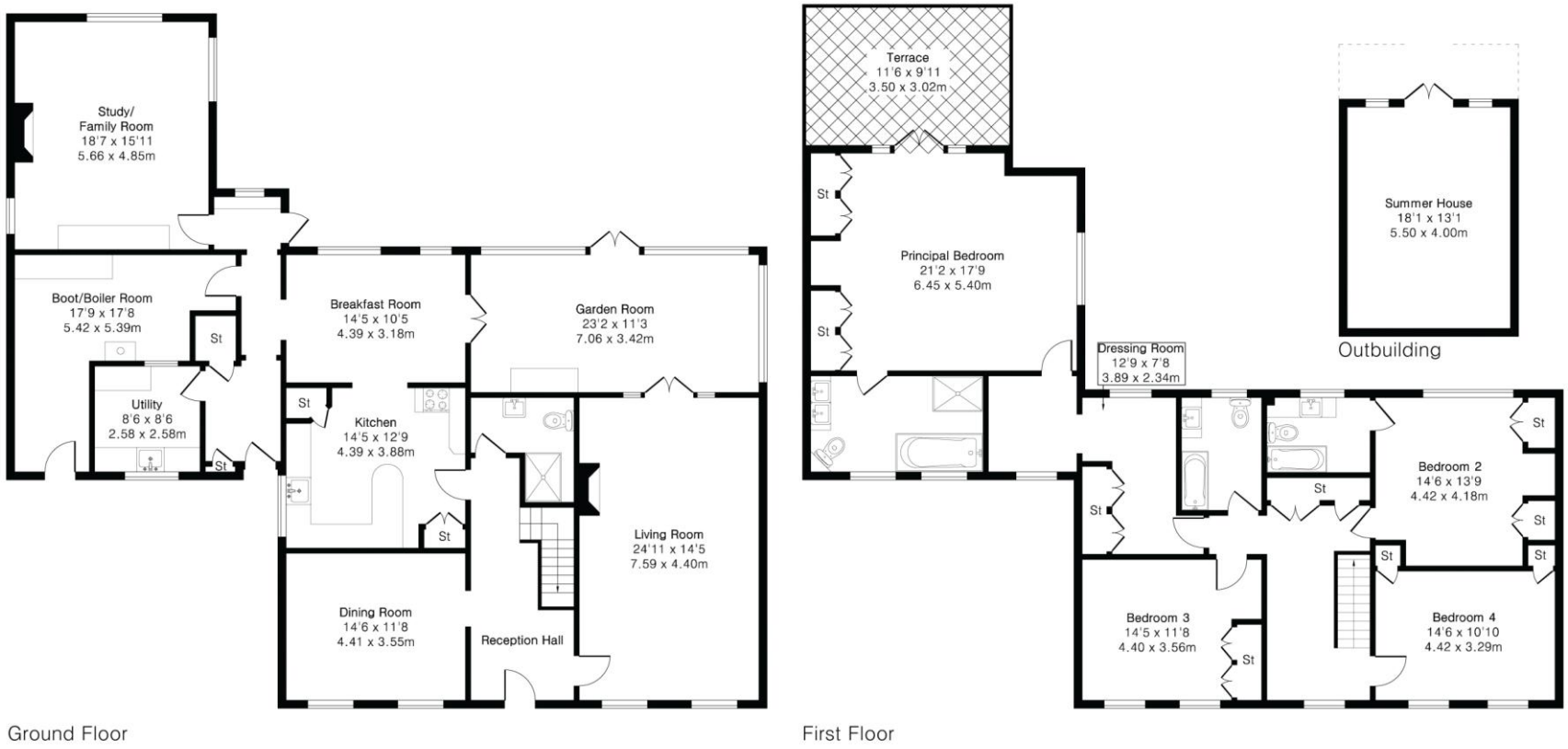
MOBILE SIGNAL/COVERAGE: Yes

WHAT3WORDS: ///aims.quietly.swooning



Approximate Gross Internal Area 3570 sq ft - 332 sq m
(Excluding Outbuilding)

Ground Floor Area 2086 sq ft – 194 sq m
First Floor Area 1484 sq ft – 138 sq m
Outbuilding Area 237 sq ft – 22 sq m



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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.

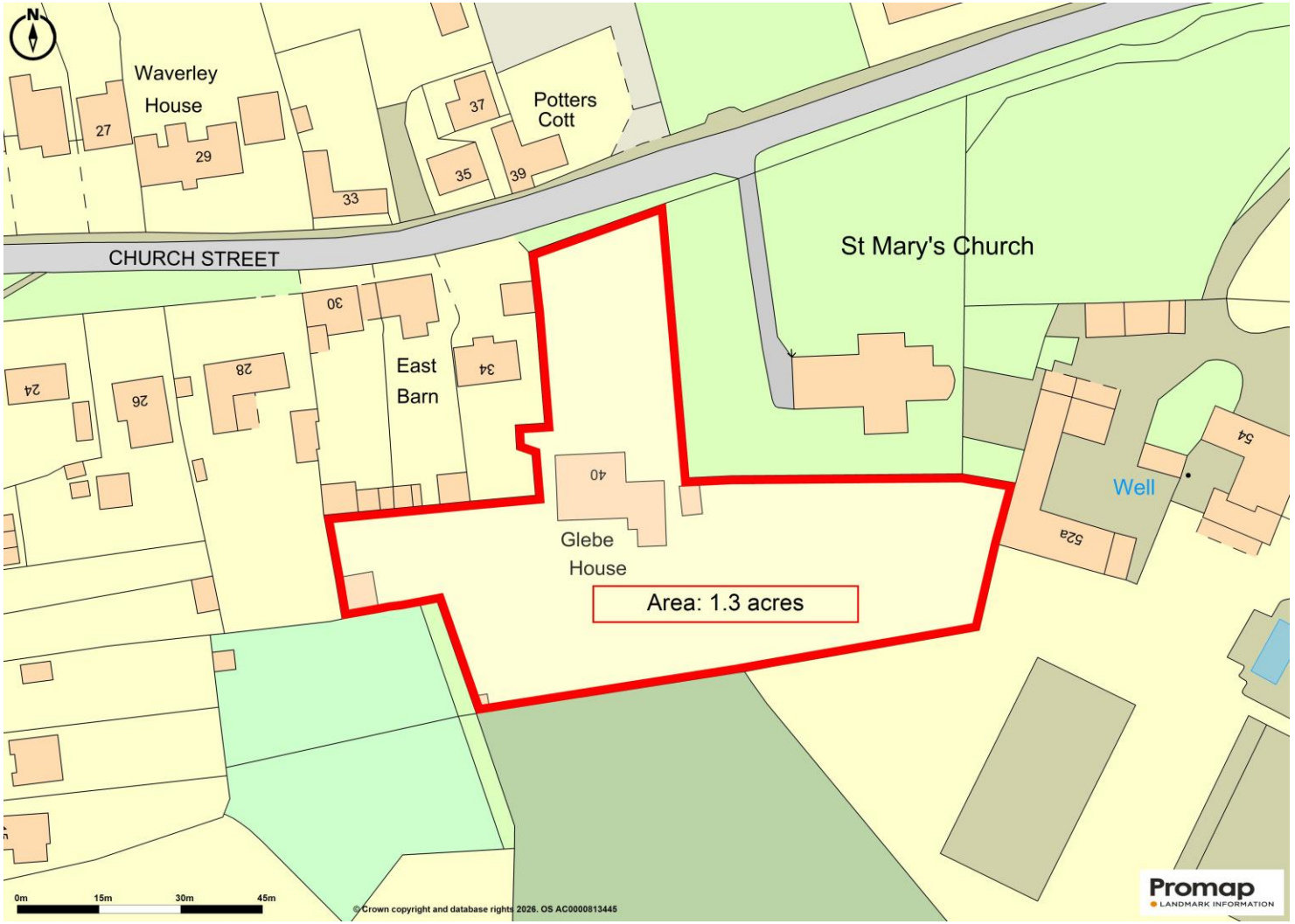
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

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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PROPERTY EXPERTS SINCE 1910