



THE CHAPTER HOUSE
ISLEHAM, CAMBRIDGESHIRE

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1 PRIORY GARDENS, ISLEHAM, ELY, CAMBRIDGESHIRE, CB7 5ZB

TOTAL APPROX. FLOOR AREA 2,433 SQ FT / 226 SQ M

A LIGHT AND SPACIOUS FAMILY HOUSE WITH A
LARGE GARDEN IN A TUCKED AWAY SETTING IN
THIS WELL SERVED CAMBRIDGESHIRE VILLAGE



DISTANCE

NEWMARKET 8 MILES

ELY 10 MILES

BURY ST EDMUNDS 17 MILES

STANSTED AIRPORT 39 MILES

LONDON 73 MILES

GROUND FLOOR

- Entrance Hall
 - Sitting Room
 - Dining Room
 - Study
 - Kitchen/Breakfast Room
 - Utility Room
 - Bedroom 4 with En-Suite Bathroom
 - Cloakroom
-

FIRST FLOOR

- Landing
 - Bedroom 1
 - Bedroom 2
 - Bedroom 3
 - Family Bathroom
-

OUTSIDE

- Gated Driveway with Parking
- Integral Double Garage
- Large Front Garden
- Enclosed Rear Garden



THE PROPERTY

The Chapter House is a spacious family house with a garage and large garden in this sought after village. Built in 2000, this well-located property has rendered elevations over a brick plinth under a peg tiled roof. The light and spacious accommodation extends to 2,069 sq ft, with double glazing and gas fired central heating.

The welcoming **entrance hall** a door to the front and two windows to the rear, stairs to the first floor, built-in coats cupboard, wood floor and part glazed door to the garden. The good sized double aspect **sitting room** has a window to the front, stone fireplace with housing a wood burning stove and French doors to the garden with windows to either side. The **study** has a window to the rear, access to the roof space and wood floor. The charming **dining room** has a window to the front. The **kitchen/breakfast room** has a window to the front, fitted base and eye level units, granite effect worktops with tiled splashbacks, one and a half bowl sink with drainer, integrated appliances including a four ring hob with extractor hood above, oven, grill and dishwasher, recessed ceiling downlights and tile effect floor. The useful **utility room** has granite effect tops with tiled splashbacks, sink with drainer, space and plumbing for washing machine and tumble dryer, gas fired boiler, Velux roof lights, ceiling mounted spotlights, extractor fan, tile effect floor and door to the integral garage. The **cloakroom** has a wash basin, wc, half tiled walls and wood floor. **Bedroom 4** is double aspect with windows to the rear and side, a built-in wardrobe and **en-suite bathroom**.

The **landing** has windows to the front and rear and built-in airing cupboard. There are **three double bedrooms** to the first floor and **family bathroom**.



OUTSIDE

The Chapter House is approached over a sweeping gravel driveway, with a five-bar gate leading to an additional **driveway** providing parking for several vehicles and access to the **integral double garage**. The garage has an up and over door to the front, door to the utility room, power and light. The **front** of the property has a large lawn and additional parking with a wooden pedestrian gate to the side providing access to the garden. The good-sized **rear garden** is enclosed by close boarded wooden fencing and mainly laid to lawn with well stocked flower and shrub beds, paved terrace, potting shed, outside lighting and water tap.

LOCATION

The Chapter House is situated in this sought after and well served village. Isleham is an attractive village within easy reach of the local towns and provides many local amenities including a general store, Post Office, primary school, the parish church of St Andrew, two public houses, the renowned Merry Monk restaurant bar, community centre (The Beeches) and Bowls club.

Newmarket provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club. The City of Ely, picturesque market town of Bury St Edmunds and University City of Cambridge offer further amenities. There is excellent access to the A14 and A11 (M11). Ely Station (8.8 miles) and Cambridge Station offer direct lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately a one hour drive.



DIRECTIONS CB7 5ZB

From the Clock Tower roundabout in Newmarket take the A142 to Ely. Follow the road into Fordham and turn right into River Lane signposted to Isleham. With the church on your left, proceed straight over at the crossroads into Isleham. On reaching the T junction turn left onto Mill Street, follow the road for 0.2 miles and turn left into West Street by the Co-op. The entrance to Priory Gardens is after a short distance on the right.

PROPERTY INFORMATION

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

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

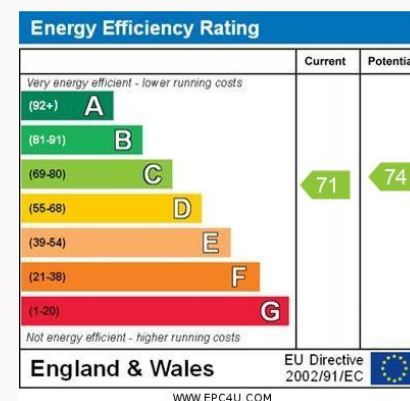
COUNCIL TAX: Band F

Current annual charge £ 3,462.85

LOCAL AUTHORITY: East Cambridgeshire District Council – Tel: 01353 665555

WHAT3WORDS: ///sandpaper.travels.rainy

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



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.

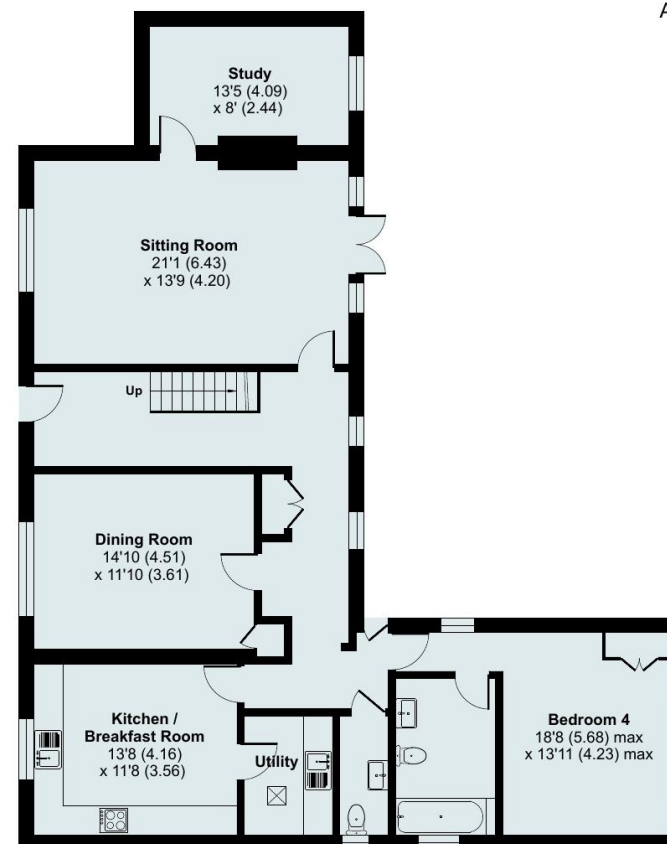
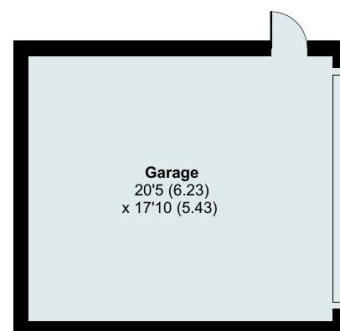
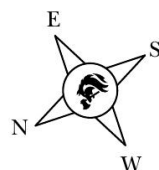
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

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.

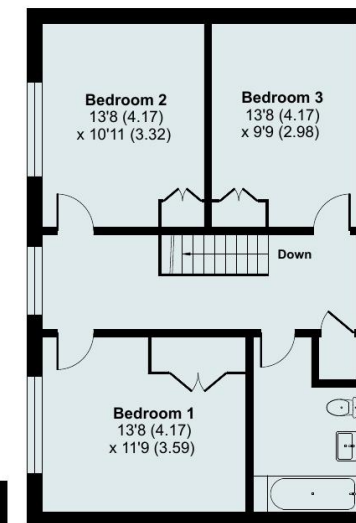
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been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



GROUND FLOOR



FIRST FLOOR

Approximate Area = 2069 sq ft / 192.2 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 2433 sq ft / 226 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). © nichecom 2026. Produced for Jackson-Stops. REF: 1493360



JACKSON-STOPS

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PROPERTY EXPERTS SINCE 1910