99 HIGH STREET

STETCHWORTH, CAMBRIDGESHIRE

JACKSON-STOPS

99 HIGH STREET
STETCHWORTH, NEWMARKET, SUFFOLK, CB8 9TH

TOTAL APPROX. FLOOR AREA 955 SQ FT / 88.6 SQ M (INCLUDING WORKSHOP/STUDIO)

A CHARMING PERIOD COTTAGE SITUATED IN A SUPERB VILLAGE LOCATION WITH A LARGE ENCLOSED GARDEN, OFF ROAD PARKING AND WORKSHOP/STUDIO

DISTANCE

CAMBRIDGE 13 MILES
BURY ST EDMUNDS 16 MILES
STANSTED AIRPORT 34 MILES
LONDON 68 MILES

GROUND FLOOR

- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen
- Bathroom
- Cloakroom
- Boot Room

FIRST FLOOR

- Bedroom 1
- Bedroom 2

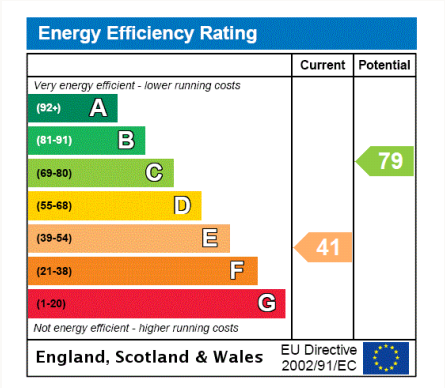
OUTSIDE

- Driveway with Parking
- Garden
- Workshop/Studio

THE PROPERTY

99 High Street is a delightful property in a desirable village location. This well located property has brick elevations under a pantiled roof. The light and spacious accommodation extends to 955 sq ft with double glazing and oil fired central heating.

The **entrance hall** has a part glazed door to the front, window to the side, coat hooks and tile effect floor. The spacious **dining room** has a window to the front and shelving. The welcoming **sitting room** has a window to the front, open brick fireplace with a wooden mantelpiece and tiled hearth. The **kitchen** has a window to the rear, base and eye level units, worktops with tiled splashbacks, stainless steel sink with drainer, door to the first floor, space for a small fridge, space and plumbing for a washer/dryer, oven and grill with a four ring induction hob with extractor hood above and tile effect floor. The **bathroom** has a frosted window to the side, wash basin with vanity unit below, bath with shower attachment over and tiled surround, extractor fan and tile effect floor. The **cloakroom** has a frosted window to the boot room, wash basin, w/c, extractor fan and tiled effect floor. The **boot room** has a window to the rear, door to the garden and coat hooks. **Bedroom 1** has a window to the front. **Bedroom 2** has a window to the rear and access to the loft.



OUTSIDE

The front of the property has a gravel driveway providing parking and is enclosed by wired fencing and hedging with a paved path to the front door, small lawn, flower and shrub beds, outside lighting and a pedestrian gate to the back garden. The **garden** is enclosed by close boarded wooden fencing, hedging and wired fencing and mainly laid to lawn with a paved path to the side, mature trees, flower and shrub beds, shed, outside lighting and tap and a concrete pad. The good sized **workshop/studio** has a window to the side, power and lighting and tiled floor.

LOCATION

99 High Street is located near the centre of the village. Stetchworth is a pleasant Cambridgeshire village with good local amenities including a highly regarded village school and nursery, sports centre and a Post Office/shop and public house. Newmarket, just three miles away, offers an extensive range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Stetchworth is particularly commutable to the University City of Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from the neighbouring village of Dullingham and Newmarket to Cambridge and Ipswich. 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 9TH

From Newmarket High Street take the B1061 towards Dullingham. At the crossroads turn left signposted to Stetchworth. Proceed along the High Street and 99 High Street is on the left hand side of the road just after the Marquis of Granby.

PROPERTY INFORMATION

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

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

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

COUNCIL TAX: Band C
Current annual charge: £1,880.37

BROADBAND SPEED: Ofcom states speeds available up to 1800 mbps

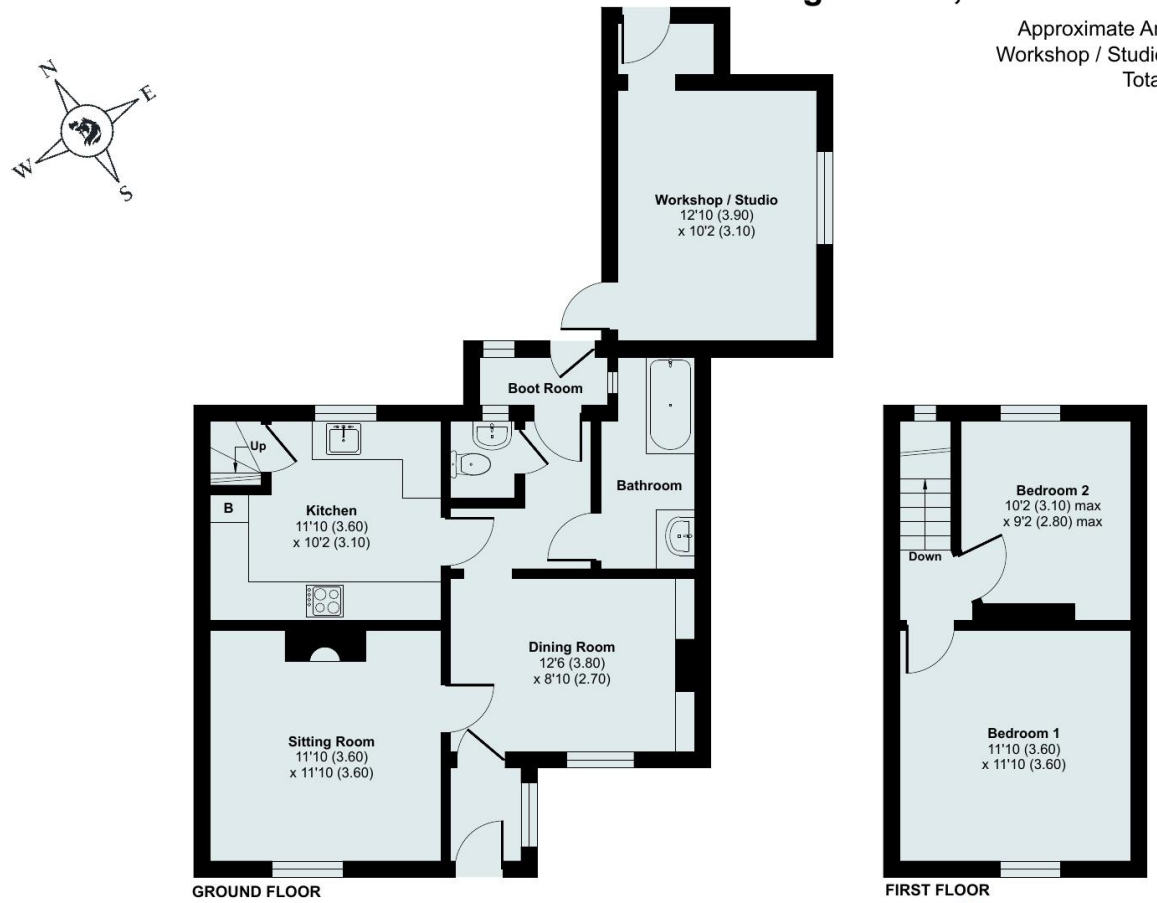
What3Words: ///jiffy.blotches.finishes

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops - Tel: 01638 662231
Email: newmarket@jackson-stops.co.uk

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.

High Street, Stetchworth, Newmarket

Approximate Area = 808 sq ft / 75 sq m
Workshop / Studio = 147 sq ft / 13.6 sq m
Total = 955 sq ft / 88.6 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 2025. Produced for Jackson-Stops. REF: 1305663

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