



OLIVE TREE COTTAGE
CHEVELEY, CAMBRIDGESHIRE

OLIVE TREE COTTAGE

3 HIGH STREET, CHEVELEY, NEWMARKET, SUFFOLK, CB8 9DQ

TOTAL APPROX. FLOOR AREA 1,044 SQ FT / 97 SQ M

A BEAUTIFULLY PRESENTED SEMI-DETACHED PERIOD COTTAGE SITUATED IN A SUPERB VILLAGE LOCATION WITH A STUDIO AND ATTRACTIVE ESTABLISHED GARDEN



DISTANCE

NEWMARKET 4 MILES

BURY ST EDMUNDS 12 MILES

CAMBRIDGE 15 MILES

LONDON 60 MILES

GROUND FLOOR

- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bathroom

OUTSIDE

- Driveway with Parking for Several Cars
- Enclosed Rear Garden
- Office/Studio

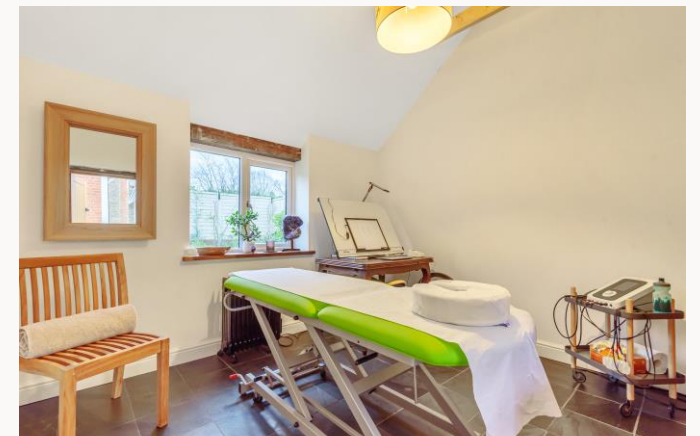


THE PROPERTY

Olive Tree Cottage is a delightful and superb semi-detached period cottage with off road parking and an established garden in a desirable village location. Believed to date back to 1895, this well located and fully renovated cottage has brick elevations under a slate roof with oil fired central heating.

The charming **sitting room** has a window and door to the front, wood burning stove with wooden mantelpiece and tiled floor. The good sized **dining room** has wall lights and French Doors onto the patio. The superb **kitchen** has fitted base and eye level units, worktops with tiled splashbacks, one and a half bowl sink with drainer, space for range cooker with extractor hood above, integrated fridge/freezer and tiled floor. The useful **utility room** is located off the dining room, with base units, sink with drainer and space and plumbing for a washing machine and tumble dryer. There is a well finished **cloakroom** located off the utility room.

The **landing** has access to the roof space which has potential to be converted into a third bedroom (stp). **Bedroom 1** is of a good size with a window to the front, built-in cupboards and exposed wood floor. **Bedroom 2** has a window to the rear. The well finished **bathroom** has a window to the side, double ended rolltop bath with shower attachment, pedestal wash basin, wc, wood floor, extractor fan and heated towel rail.



OUTSIDE

Olive Tree Cottage has a pair of wooden gates leading to a block paved **driveway with parking**. The garden is accessed via a pedestrian gate to the side, leading to a large terrace, perfect for entertaining, **the enclosed rear garden** is mainly laid to lawn with established flower and shrub beds, outside tap and lighting. The superb **office/studio** has a window overlooking over garden and vaulted ceiling.

LOCATION

Olive Tree Cottage 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 9DQ

From Newmarket take the B1063 to Cheveley. On entering the village turn right at the crossroads onto the High Street. Olive Tree Cottage is the second property on the left hand side.

PROPERTY INFORMATION

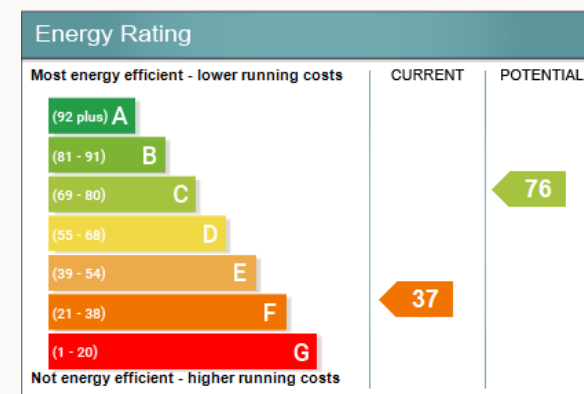
SERVICES: Mains water, electricity and drainage. Oil fired central heating.

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: £1,734.11

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.

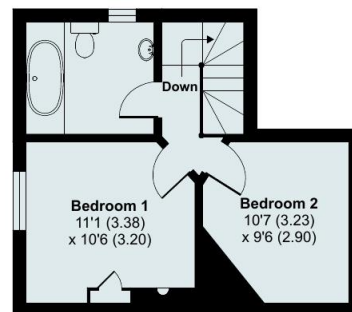


Olive Tree Cottage, 3 High Street, Cheveley

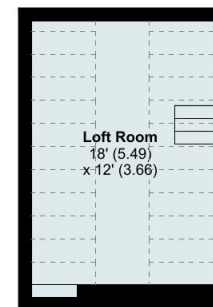
Approximate Area = 1044 sq ft / 97 sq m
Including Limited Use Area(s) = 153 sq ft / 14.2 sq m
Total = 1197 sq ft / 111.2 sq m

For identification only - Not to scale

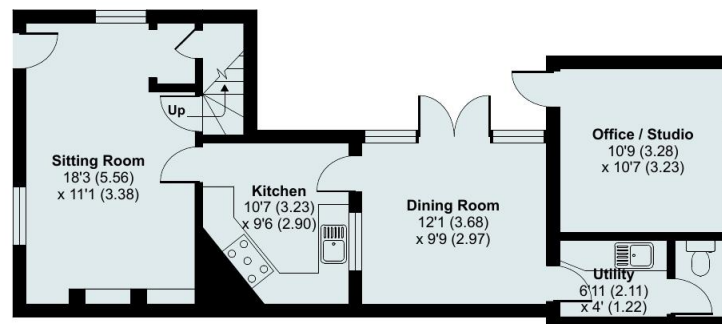
Denotes restricted
head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
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JACKSON-STOPS

NEWMARKET

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PROPERTY EXPERTS SINCE 1910