



MILL ROAD | ASHLEY

*Extended Character Cottage in Desirable Location*



## MILL ROAD | ASHLEY

Guide Price £530,000 Freehold

### FEATURES

- Sought-after village location close to Newmarket - Views over Dukes Stud Paddocks
- Kitchen/breakfast room with Aga
- Wealth of character features throughout
- Charming double-fronted semi-detached cottage
- Approximately 1,410 sq ft of accommodation
- Principal bedroom with en-suite shower room
- Gravel driveway providing off-road parking
- Oil-fired central heating

### DESCRIPTION

A beautifully presented three-bedroom semi-detached cottage occupying an idyllic position within the sought-after village of Ashley, enjoying far-reaching views across neighbouring Dukes stud paddocks.

Cleverly extended and improved, the property offers approximately 1,410 sq ft of versatile accommodation with an abundance of character throughout. The ground floor features three individual reception rooms, including a sitting room with an open fireplace and French doors onto the garden, a welcoming family room with a wood-burning stove, and a generous dining room with exposed beams and quarry-tiled flooring.

The characterful kitchen/breakfast room is fitted with granite work surfaces, a traditional Aga and a walk-in pantry. A useful utility room/cloakroom and rear lobby complete the ground-floor accommodation.

Upstairs, there are three bedrooms, a separate study, a family bathroom and an en-suite shower room serving the principal bedroom. The landing also provides excellent storage, including a walk-in wardrobe and airing cupboard.

Outside, the enclosed rear garden is predominantly laid to lawn with established flower and shrub borders. A gravel driveway provides off-road parking.

A delightful village home combining period character, flexible living space and a particularly attractive setting. Viewing is highly recommended.





## ACCOMMODATION

### Family Room 13'10" x 12'4" (4.22m x 3.76m)

Exposed brick fireplace with Much Wenlock wood-burning stove, fitted cupboards and shelving, exposed timbers.

### Sitting Room 16'8" x 11'11" (5.09m x 3.64m)

Open fireplace with exposed brick chimney breast, hardwood flooring, two radiators and French doors to the garden.

### Dining Room 16'4" x 14'9" (5.00m x 4.50m)

Exposed brick fireplace, ceiling beams, quarry-tiled flooring, fitted cupboard.

### Kitchen/Breakfast Room 15'0" x 9'10" (4.59m x 3.00m)

Fitted units with granite work surfaces, butler sink, oil-fired Aga, LPG hob with extractor, dishwasher plumbing, tiled flooring, vaulted ceiling and walk-in pantry

### Utility Room/Cloakroom 8'3" x 5'5" (2.52m x 1.67m)

Butler sink, washing machine plumbing, fitted cupboard, low-level WC and quarry-tiled flooring.

### Rear Lobby

Stable door to the garden, oil-fired boiler and brick-paved flooring.

### First Floor Landing

Access to roof space, walk-in wardrobe and airing cupboard housing the hot-water cylinder.

### Bedroom One

Views over Dukes Stud paddocks and the rear garden. Door to en-suite.

### En-Suite Shower Room

Shower enclosure, pedestal wash basin, low-level WC, hardwood flooring.

### Bedroom 2 9'4" x 9'2" (2.85m x 2.81m)

Window to front aspect enjoying views over Dukes Stud Paddocks,

### Bedroom Three 9'11" x 7'9" (3.04m x 2.37m)

Window to side aspect.

### Study/Bedroom 4 13'2" x 4'11" (4.03m x 1.50m)

Window to rear, exposed timbers.

### Outside

Enclosed garden mainly laid to lawn with established flower and shrub borders. Gated access to gravel driveway and parking area, outside power, lighting and water tap.















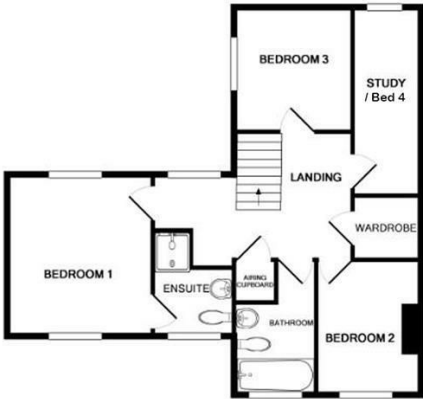
GROUND FLOOR  
APPROX. FLOOR  
AREA 820 SQ. FT.  
(76.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1410 SQ. FT. (131.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FLOOR PLAN  
Not to scale, for guidance purposes only



1ST FLOOR  
APPROX. FLOOR  
AREA 590 SQ. FT.  
(54.8 SQ. M.)

01638 750241  
info@clarkephilips.co.uk  
www.clarkephilips.co.uk

Council Tax Band : D

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |