



HIGH STREET, BRINKLEY, NEWMARKET, CB8 0SE

- Cambridge - approx. 12 miles
- Newmarket - approx. 5 miles
- Railway Station - approx. 2 miles

Abundantly charming • Wonderful Cambridgeshire village • 3-4 Bedrooms • Driveway parking & garage • South facing garden • Well-presented throughout • EPC rating E

DESCRIPTION

The property enjoys lots of original character including high-ceilings and fireplaces. Boasting driveway and garage parking, beautifully established gardens with a south-facing rear garden.

Entering into the entrance hall that is in two sections with an entrance porch. The sitting room is abundantly charming with a bay-window to front aspect and a wood burning stove. The kitchen/dining room boasts a stylish kitchen with fitted units and stone worktops, with ample dining space and a door leading to the sun room. The study to the rear could double-up as a further bedroom which is beside the shower room.

On the first floor the quirky landing offers a small reading area with a window allowing in natural light. The master bedroom leads to a third bedroom, or study. The second bedroom is situated to the rear, as well as the bathroom offering a charming yet stylish finish.

OUTSIDE

The property is approached via a driveway providing parking and access to the detached garage. Behind the garage is a utility/store room and further attached is an exposed wood store.

AN ABUNDANTLY CHARMING AND SPACIOUS FOUR-BEDROOM DETACHED COTTAGE BOASTING CLOSE TO 1,500 SQ.FT OF ACCOMMODATION AND AN IDYLIC VILLAGE POSITION.



The remaining front aspect is predominately lawned with a wonderful selection of mature shrubs, trees and plants, with a paved pathway leading to the front door. The south-facing rear garden is also predominately lawned with a paved terrace and beautiful established shrubs, trees and plants.

LOCATION

Brinkley is set amidst undulating countryside some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Brinkley Lion and a church, St Mary's Church.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Local Authority: East Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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