



Pond Cottage
Ashley, Cambridgeshire

**DAVID
BURR**



Pond Cottage, 1 Chapel Row, Ashley, Cambridgeshire, CB8 9ED

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village shop and a church, this village is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

An idyllically positioned three-bedroom cottage measuring close to 1,800 sq. ft of accommodation in the vastly popular Cambridgeshire village of Ashley. The property boasts an unrivalled position in the village immediately overlooking the well-known and adored Ashley pond. The accommodation consists of a new kitchen/dining room, sitting room, conservatory, three bedrooms and two bathrooms. Externally enjoying ample driveway parking, a single garage and a beautifully presented rear garden complete with summer house and tool shed.

A well-presented and perfectly positioned three-bedroom house in Ashley.

Ground Floor

CONSERVATORY An enjoyable space with windows to side and rear aspects, tiled floor and a door leading to the rear garden terrace.

INNER HALL Fitted storage and stairs rising to the first floor.

KITCHEN / DINING ROOM A newly fitted kitchen with matching base and wall units with worktops over and an inset double sink and drainer. Integrated appliances include a dishwasher, washing machine, electric oven, 4-ring hob with extractor above and further space for freestanding appliances. Tiled floor, windows to front aspect and ample dining space. Complete with Watchman oil level monitor.

SITTING ROOM A wonderful triple aspect room with windows to front and rear aspects, French doors leading to the rear garden terrace and an open fireplace.

BEDROOM 2 Window to front aspect and an **ENSUITE** which is extensively tiled with a wet-room styled shower, wash hand basin, WC and heated towel rail.

First Floor

LANDING Velux window to front aspect and fitted storage and airing cupboard.

BEDROOM 1 A large fitted **WALK-IN WARDROBE** and windows to front aspect.

BEDROOM 3 Fitted wardrobes and a window to rear aspect.

BATHROOM Fitted with a bath and shower over, wash hand basin, heated towel rail, WC and window to front aspect.

Outside

The property enjoys driveway parking for three vehicles that in turn leads to the **SINGLE GARAGE**. There is a pathway leading from the garage to the garden of the property that is predominately lawned with an incredible selection of established trees, shrubs and plants throughout, with a further two paved terraces, tool shed and **SUMMER HOUSE**.

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Material Information

SERVICES Oil fired central heating. Mains water, drainage and electricity.
Note, none of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND D.

TENURE Freehold.

WHAT3WORDS neck.centrally.fades

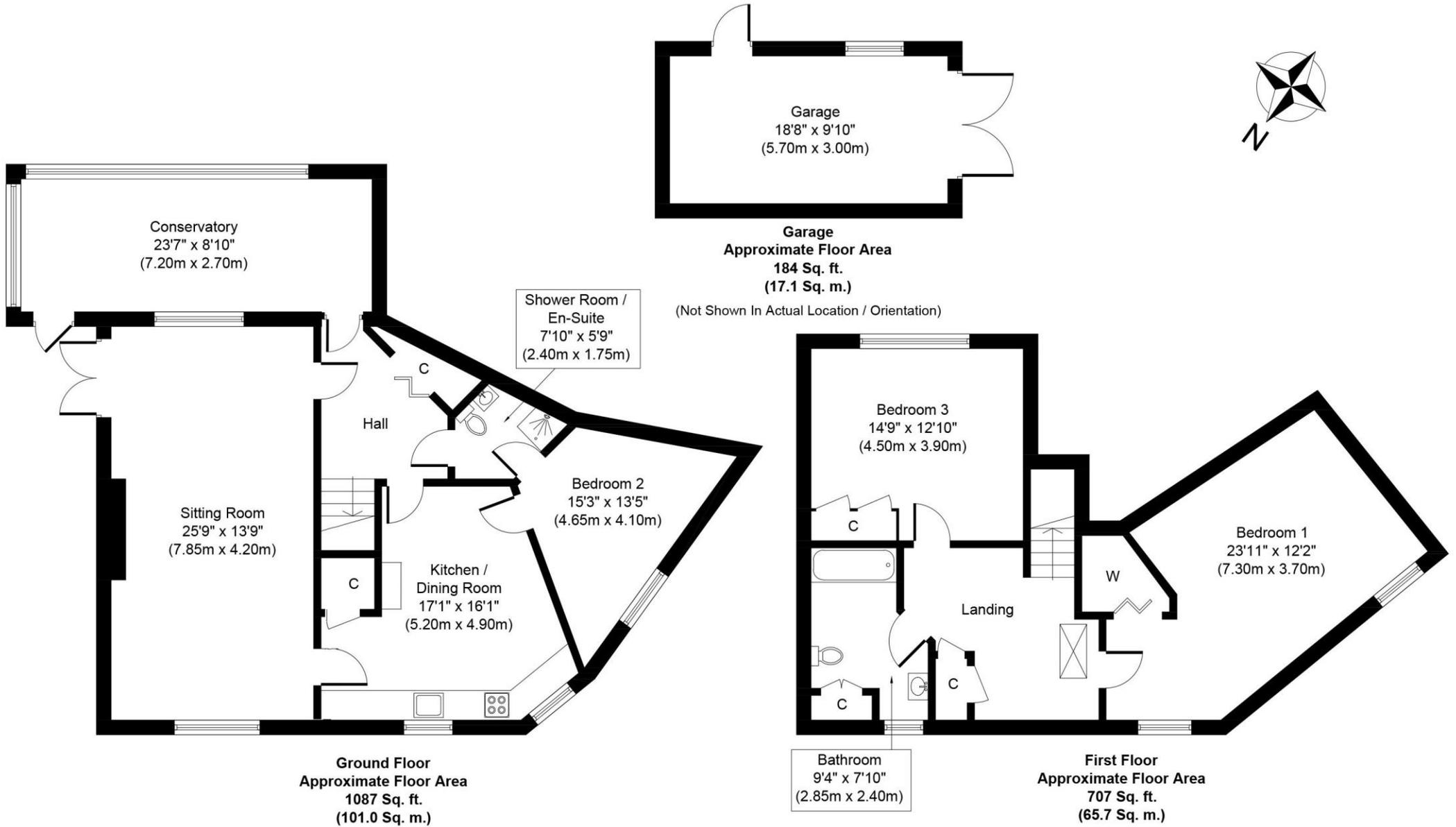
EPC D.

COMMUNICATION SERVICES: (Broadband): Yes Speed up to 80 Mbps download, up to 20 Mbps upload.. **Phone signal:** Likely with all major providers.

VIEWING by prior appointment through David Burr estate agents.

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