



CHURCH LANE, CHEVELEY, CB8
£395,000

Carter Jonas

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An exciting opportunity to acquire a building plot extending to approximately 0.22 acres, with full planning permission (25/01356/FUL) for the construction of an impressive contemporary 4-bedroom detached eco-home with accompanying cart-lodge.

Thoughtfully designed to complement its unique setting, the proposed two-storey home will be of timber-frame construction with larch or oak cladding beneath PV slate tiles.

Extensive glazing to the principal ground-floor living spaces has been carefully incorporated to maximise natural light and take full advantage of views across the mature garden and paddocks beyond.

Sustainability sits at the heart of the design, with careful consideration given to the materials, construction methods and ongoing energy requirements of the property. The specification includes ground-source heating and solar slates, creating a comfortable and energy-efficient, contemporary home.

The proposed accommodation extends to approximately 3,200sq ft and includes a generous double height reception hall, sitting room, impressive kitchen/dining room, spacious study/optional 5th bedroom and utility room. The first floor provides four bedrooms, each with its own en-suite, while a substantial basement provides valuable additional space.

Outside, the property will benefit from a generous private garden, with existing planting retained and enhanced to complement the surrounding landscape. Ample parking will be provided alongside a detached cart lodge with an electric vehicle charging point.

NESTLED DOWN A QUIET LANE PAST THE CHURCH, OFFERING FAR REACHING VIEWS OVER PADDOCKS, THIS RARELY AVAILABLE RESIDENTIAL DEVELOPMENT OFFERS THE OPPORTUNITY FOR A TRULY SPECTACULAR HOME.





LOCATION

Set in the heart of the village yet elegantly distanced from the high street, the property enjoys a uniquely tranquil and exceptionally private setting. Beyond the gardens, sweeping, uninterrupted views extend across paddocks that are occasionally graced by racehorses, creating a countryside panorama of rare distinction. Uniquely, the plot directly adjoins Cheveley's principal conservation area with the historic 600-year-old St Mary's Church.

The village offers a range of everyday amenities including a shop and Post Office, primary school, church and public house. Nearby Newmarket, internationally renowned as the headquarters of British horseracing, provides a wider range of shopping, schooling, leisure and recreational facilities.

Newmarket is home to a number of leading racing institutions, including The National Stud, National Horseracing Museum, Tattersalls and The Jockey Club, together with racing at both the Rowley Mile and July Course.

Cambridge and Bury St Edmunds provide an extensive range of additional cultural, educational, retail and leisure amenities.

The property is well placed for access to the A14, A11 and M11, providing convenient connections across the region. Newmarket railway station provides services towards Cambridge and Ipswich, while Cambridge, Audley End and Whittlesford Parkway offer direct rail services to London. Stansted Airport is also readily accessible by road.



UTILITIES & CONNECTIONS

Interested parties are advised to make their own enquiries regarding the availability, capacity and connection of services to the site.

PLANNING

Full planning permission has been granted under planning reference 25/01356/FUL for the proposed dwelling as described within these particulars.

Full details of the planning permission, approved plans, supporting documentation and associated conditions can be viewed via the Local Planning Authority's online planning portal by searching planning reference 25/01356/FUL.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all existing rights of way, easements, wayleaves, covenants and restrictions, whether or not specifically referred to within these particulars.

Prospective purchasers should satisfy themselves as to the nature of any rights, restrictions or obligations affecting the property through their own legal enquiries.

VIEWING ARRANGEMENTS

Viewings are strictly by prior appointment with Carter Jonas New Homes.

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IMPORTANT INFORMATION

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