



DULLINGHAM LEY, DULLINGHAM, NEWMARKET, CAMBS, CB8 9XG

- Cambridge City Centre - approx. 12 miles
- Newmarket - approx. 4 miles
- Dullingham Railway Station - approx. 1.5 miles

Over 2,900 sq.ft of accommodation • Large plot •
Idyllic village setting • Several sizeable outbuildings •
Converted chapel • South-facing balcony • EPC rating E

DESCRIPTION

An idyllically positioned, sizeable and beautifully presented detached converted chapel boasting endless character with over 2,900 sq.ft in the Cambridge village of Dullingham. The stunning and tranquil setting presents the best of both worlds being only 12 miles from Cambridge city centre. The accommodation comprises two large reception rooms, a study, inner hall, four double sized bedrooms and three bathrooms. Externally offering ample driveway parking, several outbuildings and beautifully presented mature grounds.

GROUND FLOOR

The vast and versatile ground floor offers two large and inviting reception rooms, that are effectively open to one another. The sitting room occupies the original chapel boasting a vaulted ceiling with a mezzanine platform and an inset woodburning stove. The kitchen/dining room forms the most recent extension with a stylishly fitted kitchen with a centralised island, ample dining space and floods of natural light from the several windows and French doors.

AN IDYLLICALLY POSITIONED, SIZEABLE AND BEAUTIFULLY PRESENTED DETACHED CONVERTED CHAPEL BOASTING ENDLESS CHARACTER WITH OVER 2,900 SQ.FT IN THE CAMBRIDGE VILLAGE OF DULLINGHAM.



The sizeable ground floor bedroom enjoys a pleasant south-facing aspect with French doors leading to the garden terrace and access to an en-suite. The remaining ground floor offers a further bedroom, inner hall, shower room and utility room.

FIRST FLOOR

The principle bedroom is vast and stunning with a balcony over-looking the south aspect of the garden. The en-suite is luxurious and the room has ample fitted storage. There is a further bedroom on the first floor.

OUTSIDE

The established and uniformed grounds are a huge asset to the property with two driveways providing ample parking, three large outbuildings consisting of a double garage, triple garage and a sizeable workshop and a wrap-around garden offering endless character and charm.

The triple garage in particular presents significant development potential for either an attached extension to the property or a detached annexe or home office (subject to planning).

The gardens are predominately lawned with several seating areas, including a stable block that has been converted into an outside hosting space with a timber gazebo for further seating. The grounds are wonderfully decorated with an impressive and mature selection of shrubs, trees and plants throughout.

LOCATION

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles and the M11 16 miles.





ADDITIONAL INFORMATION

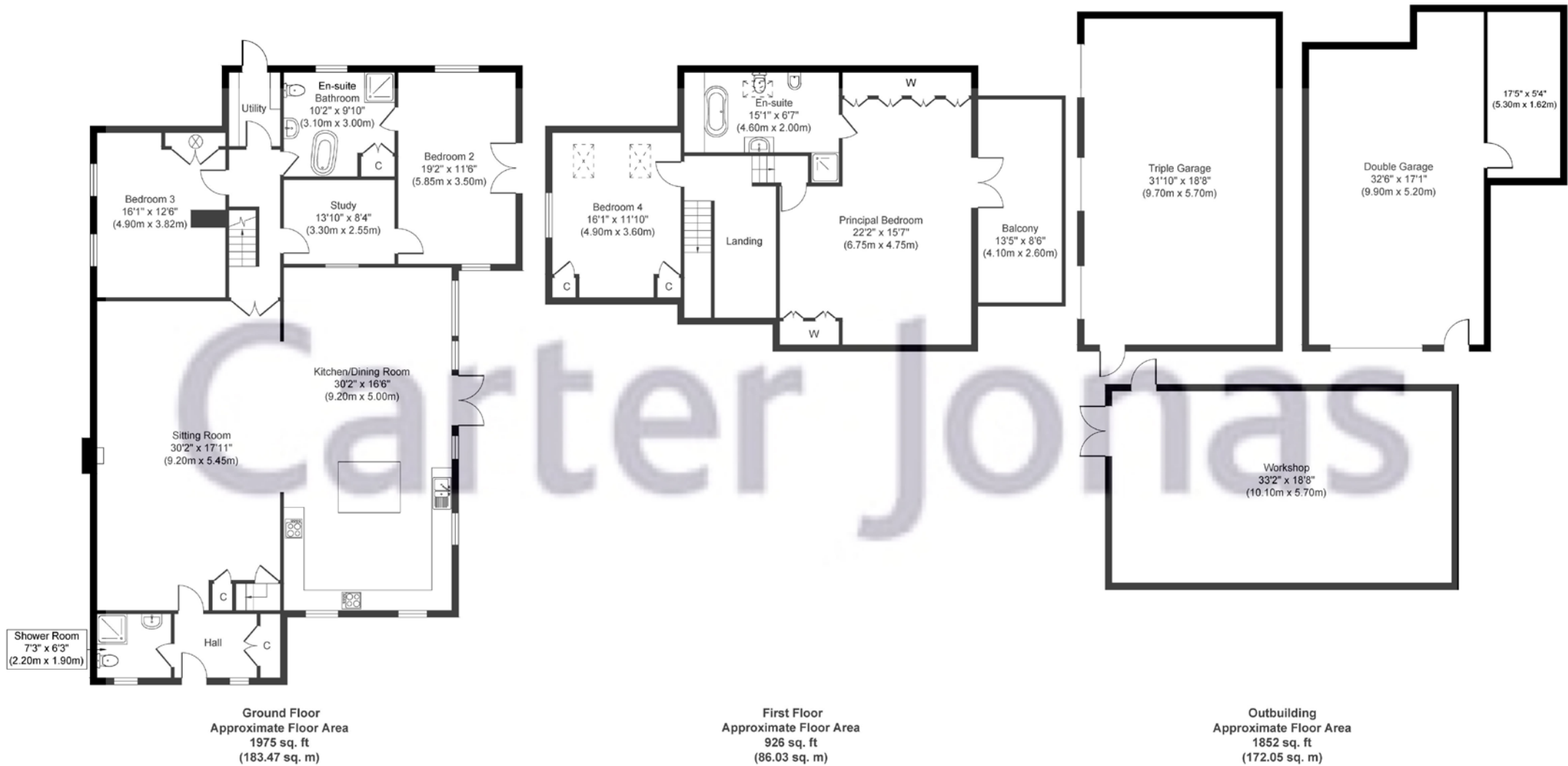
Tenure: Freehold

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

Local Authority: East Cambridgeshire District Council

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





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Cambridge South 01223 403330
 cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	48 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.