



Gazeley Road, Ashley

Pocock + Shaw



6 Gazeley Road  
Ashley  
Newmarket  
Suffolk, CB8 9EF

A charming and thoughtfully extended 3 bedroom semi detached family house of character, seamlessly combining rural tranquillity with contemporary amenities, set in expansive gardens and boasting breathtaking panoramic views of rolling countryside.

Guide Price £500,000





Ashley, nestled in the picturesque countryside of Cambridgeshire, boasts a charming village ambiance. Surrounded by rolling landscapes predominantly dedicated to stud farming, it lies approximately 4 miles east of the renowned horse racing town, Newmarket. Situated 12 miles to the west is the historic Cathedral City of Bury St Edmunds, while the vibrant University City of Cambridge is just 17 miles to the east.

The village of Ashley offers a variety of amenities, including quaint restaurant/ public house, a local shop, and a delightful village pond. Additionally, residents have access to a primary school located in the nearby village of Cheveley.

Potentially relishing one of the most exquisite vistas in the region, this semi-detached residence has undergone a recent series of extensions and upgrades. Today it offers very well proportioned accommodation, retaining many characteristic features combined with modern day convenience. The garden is a true delight, with distinct zones, almost all, commanding countryside views.

With the benefit of UPVC double glazed windows and an oil fired radiator heating system in detail the accommodation includes:-

## Ground Floor

### Entrance Porch

With a uPVC part glazed entrance door, side window and part glazed door to:

### Entrance Hall

Radiator, stairs to the first floor.

### Kitchen/Dining/Family Room L - shaped 5.81m (19'1") x 5.81m (19'1") max

A stunning open plan room fitted with an extensive matching range of base and eye level units with worktop space over, breakfast bar, sink unit with single drainer and mixer tap, under cabinet concealed lighting, integrated fridge and dishwasher, fitted eye level electric oven, fitted eye level combination microwave/oven, built-in induction hob with extractor hood over, window to the front and side, double

radiator, single radiator, tiled flooring, recessed ceiling spotlights, bi-fold doors to the garden, under stair storage cupboard.

### Utility Room 2.62m (8'7") x 2.00m (6'7")

With a uPVC part glazed door to garden, worktop with plumbing for washing machine, space for tumble dryer under, extractor fan, window to the rear, radiator, tiled flooring, floor mounted Grant oil fired boiler, airing cupboard with a pressurised hot water cylinder.

### Cloakroom

With a window to the rear, fitted with a two piece suite comprising of a pedestal wash hand basin with mixer tap and low-level WC, tiled walls, radiator, tiled flooring.

### Sitting Room 7.06m (23'2") x 3.34m (10'11")

With a window to the front aspect, fire place with Aga wood burning stove, false wall with illuminated niche display areas, two radiators, and opening to:

### Study 2.24m (7'4") x 1.90m (6'3")

With a UPVC part glazed door to garden window to the rear aspect, recessed ceiling spotlights.

## First Floor

### Landing

Access to loft space.

### Bedroom 1 6.01m (19'9") max x 3.68m (12'1") max

With three windows commanding fine views, two radiators, recessed ceiling spotlights, door to:

### En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure with glass door, wash hand basin in vanity unit with drawers under, mixer tap and tiled splashback, low-level WC, extractor fan, window to rear, heated towel rail, recessed ceiling spotlights.

### Bedroom 2 4.38m (14'4") x 3.35m (11')

With a period style fireplace, two windows to the front, double radiator, wood laminate flooring, high level wardrobe and standard built in wardrobe.



**Bedroom 3** 3.62m (11'11") x 3.05m (10')  
With a period style fireplace, window to the rear, radiator, wood laminate flooring.

### Bathroom

Fitted with a four piece suite comprising of a roll top bath, wash hand basin, shower enclosure with glass doors, low-level WC, tiled surrounds, extractor fan, window to the rear, heated towel rail, tiled flooring.

### Outside

The house is set behind a driveway laid to shingle with a five bar gate and offering parking for several cars. there is a hedge to the front, planting areas by the front door, oil storage tank and gate to the rear. The rear garden is laid to lawn with a number of different zones all with extensive planting with ornamental bushes and trees. Patio area, garden shed, greenhouse and polytunnel.

### Tenure

The property is freehold.

### Services

Mains water, drainage and electricity are connected. The property is not in an conservation area and is in a low flood risk area.

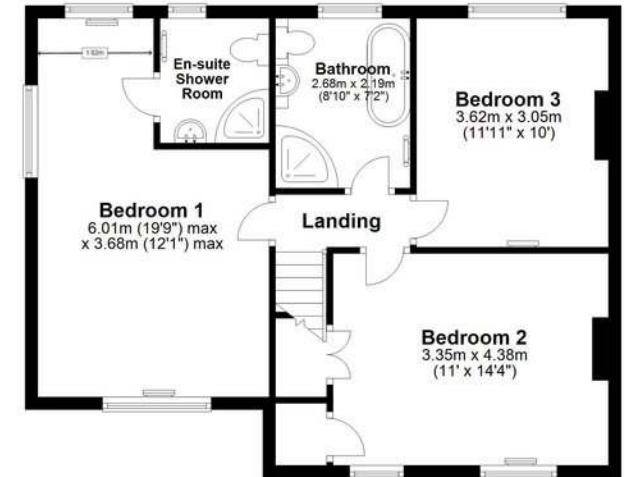
**Council Tax Band:** B East Cambs District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS

**Ground Floor**  
Approx. 75.3 sq. metres (810.3 sq. feet)



**First Floor**  
Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 133.4 sq. metres (1435.6 sq. feet)







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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