JAMIE WARNER
ESTATE AGENTS

# Old Chapel Calford Green, Kedington, Haverhill, CB9 7UN

## Guide Price £425,000

- Three Bedrooms
- Overlooking Rolling Countryside
- Ample Off Road Parking
- Two Reception Rooms
- Modern Kitchen
- Lovely Quiet Location
- Occupying a Generous Plot of Approx 0.28 acres
- Two Seperate Garden Areas

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# Old Chapel Calford Green, Haverhill CB9 7UN

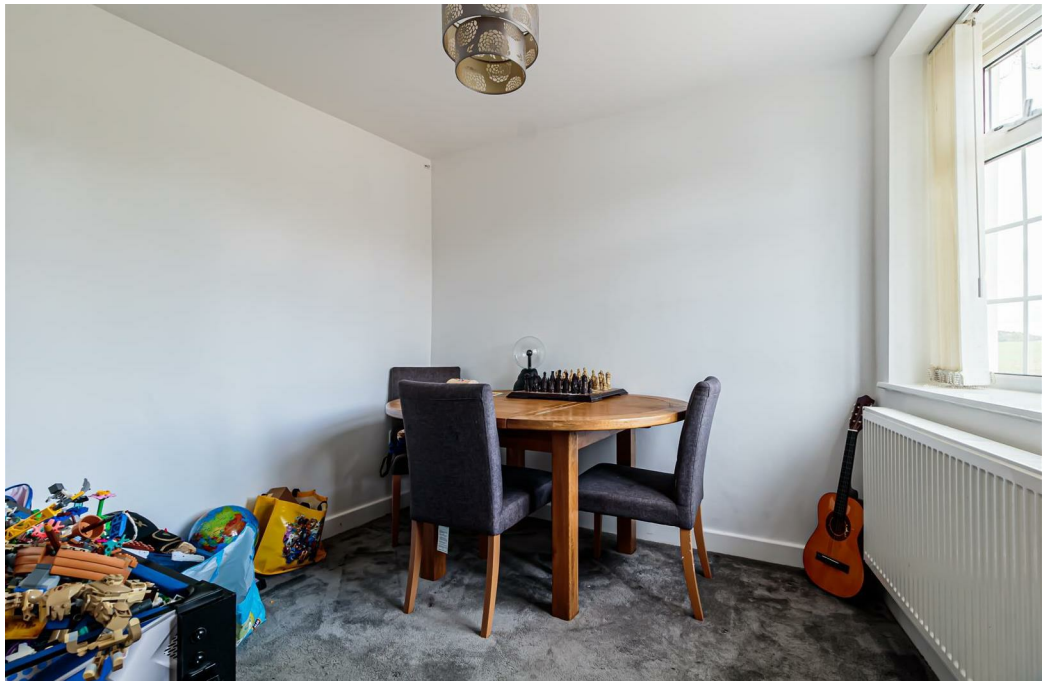
BUILDING PLOT POTENTIAL (subject to planning). Nestled in the charming village of Calford Green, Kedington, Haverhill, this delightful detached bungalow offers a tranquil retreat for those seeking a peaceful countryside lifestyle. Boasting two inviting reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property is perfect for families or those looking to downsize.

The highlight of this bungalow is the ample parking space available, with room for up to six vehicles, making it ideal for car enthusiasts or those who frequently entertain guests.

With its picturesque surroundings and convenient layout, this property in Calford Green presents a wonderful opportunity to create a warm and welcoming home. Don't miss out on the chance to make this charming former chapel your own.

3 1 2

Council Tax Band: D



## Calford Green & Kedington

The property is situated in the quaint hamlet of Calford Green, Kedington approximately half a mile from the village centre. Kedington is a conveniently positioned, attractive and well served Suffolk village. The beautiful 14th century Grade I Listed Church of St Peter and St Paul. Suffolk House was once home to the celebrated Victorian poet/playwright Herman Merivale. The village has excellent facilities including local supermarket open long hours with newspaper delivery service available. Award winning butchers, superb Chinese with takeaway/delivery. Two public houses, horse riding facilities, numerous public amenity meadows & river walks in this child & dog friendly village, with a very large recreation ground. Well renowned primary school with 2 prep schools at nearby Barnidiston & Stoke By Clare. Newmarket, Bury St Edmunds, Saffron Walden & Cambridge are approximately 30 minutes away, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles), Whittlesford Parkway, Shelford and Cambridge. London Stansted airport is around 30 miles away.

## Old Chapel

### ENTRANCE HALLWAY

The spacious hallway provides access to the three bedrooms, bathroom and sitting room.

### SITTING ROOM

20'4" x 12'1"

A spacious room with a window the side providing natural light.

### KITCHEN

14'8" x 7'4"

Fitted with a range of base and eye level with worktops over with a 1 ½ bowl sink and drainer, fitted electric hob and built-in electric over, integrated dishwasher and shelved pantry cupboard.

### FRONT HALL

A spacious and welcoming double aspect room with bay window to the front and large storage cupboard.

### DINING ROOM

8'9" x 5'3"

With bay window to the front.

### BEDROOM 1

12'11" x 12'0"

A light double aspect room with French doors opening to the garden.

### BEDROOM 2

12'7" x 11'11"

Outlook to the side.

### BEDROOM 3

8'5" x 6'6"

Outlook to the side.

### BATHROOM

Fitted with a panelled bath with independent shower over and glass screen, pedestal washbasin, low-level WC, tiled splash backs, window providing natural light, tiled flooring.

## Outside

The property is situated to the rear of the village green at the end of a residents lane A shingle drive lays to the side of the property providing ample off-road parking. A pathway leads to the rear garden enjoying a southerly aspect with a terrace leading down to the lawn enclosed by mature shrub beds and borders backing onto open countryside.

## Aerial Photograph

Please note that the lines depicting the property plot and boundaries are

merely for artistic purposes only and should not be considered as exact. Buyers legal representatives are responsible for confirming the boundary plots by obtaining plans held by land registry.

## Viewings

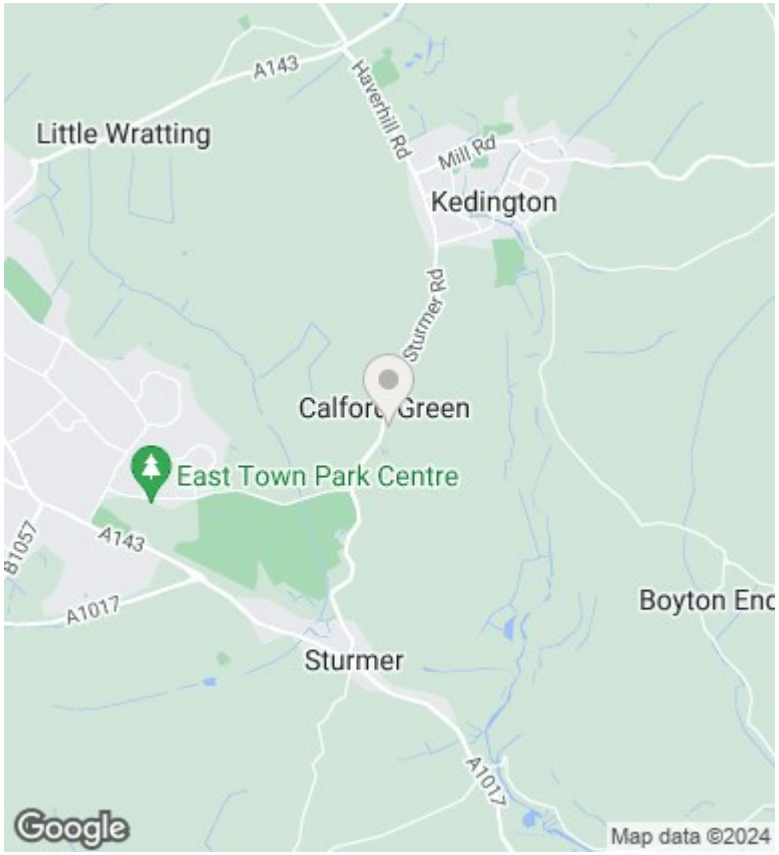
By appointment with the agents.

## Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

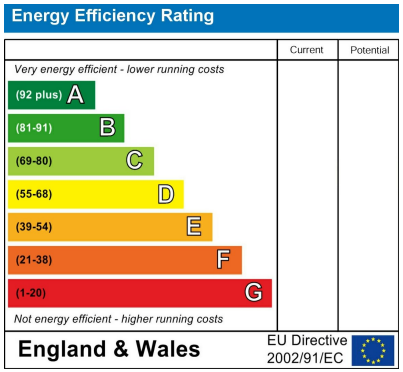



## Directions

## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band

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