



ASH DRIVE, ASHLEY, CB8
£750,000

Carter Jonas

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The Reeds is a substantial four-bedroom home which has been built using modern methods of construction. This family home uses air source heat pumps and solar panels resulting in an A Rated EPC. The largest of the ten properties on this development, it offers generous living space and a well-proportioned south-facing garden.

To the ground floor is entrance hall, open-plan kitchen/dining room, separate living room, dedicated study and utility room.

To the first floor are four good size bedrooms with en-suite to master and a family bathroom. Outside is an enclosed south facing garden, garage and driveway parking.

Icknield Green is an exclusive development of just ten 2, 3, 4 & 5 bedroom homes which are sustainably built using modern methods of construction and energy efficient materials, creating a greener way of living. Thoughtfully landscaped and surrounded by stunning countryside in the heart of this idyllic village, this development brings attractive detached homes all of which are finished to an excellent standard with high specification throughout.

Ashley is a quintessential and picturesque village, just 4 miles East of the famous horse racing town Newmarket. The village benefits from many local amenities including restaurant, pub, village shop and a church. Nearby primary schools include Cheveley (1.9 miles) Moulton (3.5 miles) and the village is also in the catchment area for one of East Cambridgeshire's most sought after secondary schools, Bottisham Village College.

For the larger scale amenities, Newmarket offers both state and independent schools, supermarkets, hotels, shopping precinct, restaurants and many leisure facilities, as well as a train station running services to Cambridge where there are direct lines to London. Stansted International Airport is approximately 40 minutes' drive.

There is also excellent road links to the A14 and A11 for the University City of Cambridge and market town of Bury St Edmunds, both of which are rich in history and offer extensive amenities.

SUBSTANTIAL 4 BEDROOM DETACHED HOME WITH GARAGE. A RATED EPC USING AIR SOURCE HEAT PUMP AND PV PANELS IN THE HEART OF THIS POPULAR VILLAGE.



AMENITIES

- Air Source Heat Pump
- Underfloor Heating to Ground Floor
- 2058sqft
- 10 Year Structural Warranty
- High Specification Throughout
- Peaceful Village Setting
- Garage and Large Driveway
- Dedicated Utility Room
- PV Panels
- South Facing Garden

TENURE Freehold

LOCAL AUTHORITY East Cambridgeshire District Council

EPC BAND A



Classification L2 - Business Data



Energy Efficiency Rating	
Very energy efficient - lower running costs	103
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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