



Plot with planning permission for a five bed house

The Red House, High Street, Brinkley, Cambridgeshire CB8 0SF

Freehold



Local information

- Brinkley is a conveniently positioned village which has a well-regarded public house and village hall.

- There are excellent everyday shopping facilities - including a Waitrose superstore at nearby Newmarket (6 miles) -the home of English racing - and a more comprehensive range of shopping, cultural and recreational facilities in the high tech university city of Cambridge, 13 miles to the west.

- For the commuter there is ready access to the west of the village onto the A11 (4 miles) leading north to the A14 and south to the M11. Local train services are available from nearby Dullingham to both Cambridge and Newmarket and faster services into Liverpool Street are available from Whittlesford Parkway station (13 miles). Stansted airport is situated off Junction 8 of the M11, 30 miles to the south and London is about 61 miles away.

- There is a primary school in the next village, Burrough Green, and a number of renowned independent schools in Cambridge including St John's & King's College prep schools, St Faith's, St Mary's, The Perse CoEd, Stephen Perse Foundation schools and The Leys together with a prep school in Newmarket.

About this property

The Red House is a single storey house with planning permission to be demolished and replaced

with a five bedroom two storey house and attractive gardens.

Full details of the replacement property can be found on the East Cambridgeshire District Council Website - www.eastcambs.gov.uk Ref: 20/00188/FUL

The new house will be arranged as follows:

Downstairs

- Entrance hall
- Kitchen breakfast room with dining area - to the rear of the house overlooking the gardens
- Two well-proportioned reception rooms
- Utility room
- Ground floor bedroom or study
- Bathroom

Upstairs

- Four bedrooms
- Shower room
- Bathroom
- Study

Outside

Double garage and in out driveway. In all 0.44 of an acre.

Tenure

Freehold

Viewing

Strictly by appointment with Savills

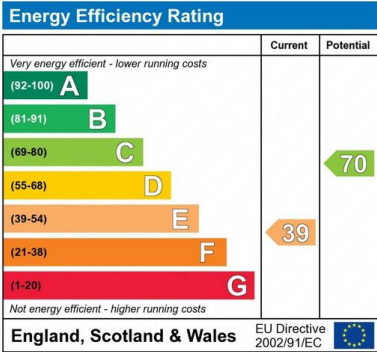




Approximate Area = 239.8 sq m / 2581 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 252.4 sq m / 2717 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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