

July Lodge

Newmarket, Suffolk



Jackson-Stops
& Staff



July Lodge

London Road, Newmarket, Suffolk, CB8 0TW



An outstanding residence overlooking Newmarket's world famous July Racecourse situated approximately a mile from the centre of town and backing onto the golf course.

Features

- Sought after location overlooking the July Racecourse
- 4 reception rooms
- Stunning kitchen/living room
- Utility room, boot room, shower room and 2 cloakrooms
- Master bedroom with dressing room and en-suite bathroom
- 5 further bedrooms and 4 bath/shower rooms
- Driveway, parking, 2 double garages
- Outdoor heated swimming pool, hard tennis court
- Garden machinery store, summer house and large garden

1.5 acres (sts) in all



The Property

July Lodge is a superbly located detached family house with a heated outdoor swimming pool, hard tennis court and grounds approaching 1.5 acres in all (sts). This impressive house has been subject to a comprehensive improvement programme and now provides exceptionally high specification accommodation with generously sized rooms for entertaining and luxurious family living. The spacious accommodation extends to about 5,250 sq ft in all with modern specification including partly zoned underfloor heating, double glazing, Geberit sanitary ware, solid oak doors to the reception rooms and a zoned security system.

A notable attribute of this property is the magnificent **kitchen/living room** with almost full width folding doors to the south-east facing terrace and swimming pool. The superb bespoke kitchen has an excellent range of fitted base and eye level units, island with breakfast bar, corian worktops, sink, Siemens appliances including 2 single ovens, combi micro-oven and steam oven, ceramic hob with feature Elica extractor hood above, two full height fridges and 'Zip' hot and cold water system, recessed ceiling downlights and porcelanosa tiled floor. The double aspect **drawing room** enjoys views over the garden with two sets of French doors and a limestone fireplace housing a wood burning stove. The double aspect **study** is located off the hall and there are **two further reception rooms**. The **utility room**, well finished **shower room** and **cloakroom** are also located off the hall, with a further **cloakroom** serving the T.V Room. The superb **master bedroom** enjoys views over the garden and fields with a **dressing room** and beautifully finished **en-suite bathroom** with jacuzzi bath and walk-in shower. There are **five further bedrooms** and four well finished **bathroom/shower rooms**.

Outside

July Lodge is approached through electric gates leading to a wide driveway providing parking and turning for multiple cars and access to the two double garages. Garage 1 is linked to the house, with electric doors, useful storage in the loft and clock tower with clock time regulated by radio signal. The boot/freezer room is located to the rear of the garage with further access through to the Gym, which has engineered timber flooring, wiring for a music system and double doors to the rear courtyard. The boiler room is located off the gym with a boiler serving the west wing. The attractive gardens to the rear of the property are enclosed by high trees and hedging, with a well maintained lawn and shrub and flowerbeds. A large paved terrace adjoins the rear with steps leading up to the heated swimming pool, which has a retractable cover, heated by 'air to heat' pump, 4' to 7' in depth. The hard tennis court is fenced with its own power supply and there is a garden machinery store and summer house.

The Location

Situated one mile from the town centre, July Lodge occupies a unique position, enjoying views over the July Racecourse and gated access to the eighteen hole Links Golf Course. Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses: The Rowley Mile and The July Course. Newmarket is also home to Tattersalls (Europe's leading Bloodstock Auctioneers), the Animal Health Trust, veterinary practices of international repute, other bloodstock support services, the National Stud, the National Horseracing Museum and the Jockey Club. It also provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The picturesque market town of Bury St Edmunds and the University City of Cambridge with its burgeoning high tech and biomedical industries, science parks and reputable schools are within easy commuting distance with excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.



Property Information

- Newmarket town centre 1 mile
- Cambridge 12 miles
- Bury St Edmunds 14 miles
- London 60 miles (all distances approximate)

Services: Mains water and electricity. Private drainage. Oil fired central heating via radiators.

Tenure: The property is freehold with vacant possession on completion.

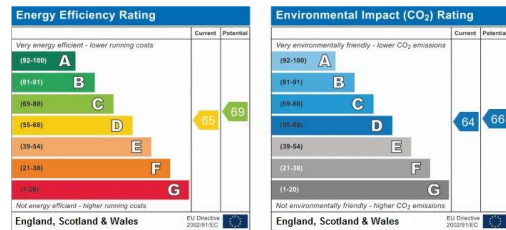
Local Authority: East Cambridgeshire District Council: Tel: 01353 665555

Council Tax: Band G
Current annual charge: £2,597.60

Viewing: Strictly by appointment through the joint sole agent:
Jackson-Stops & Staff – 01638 662231

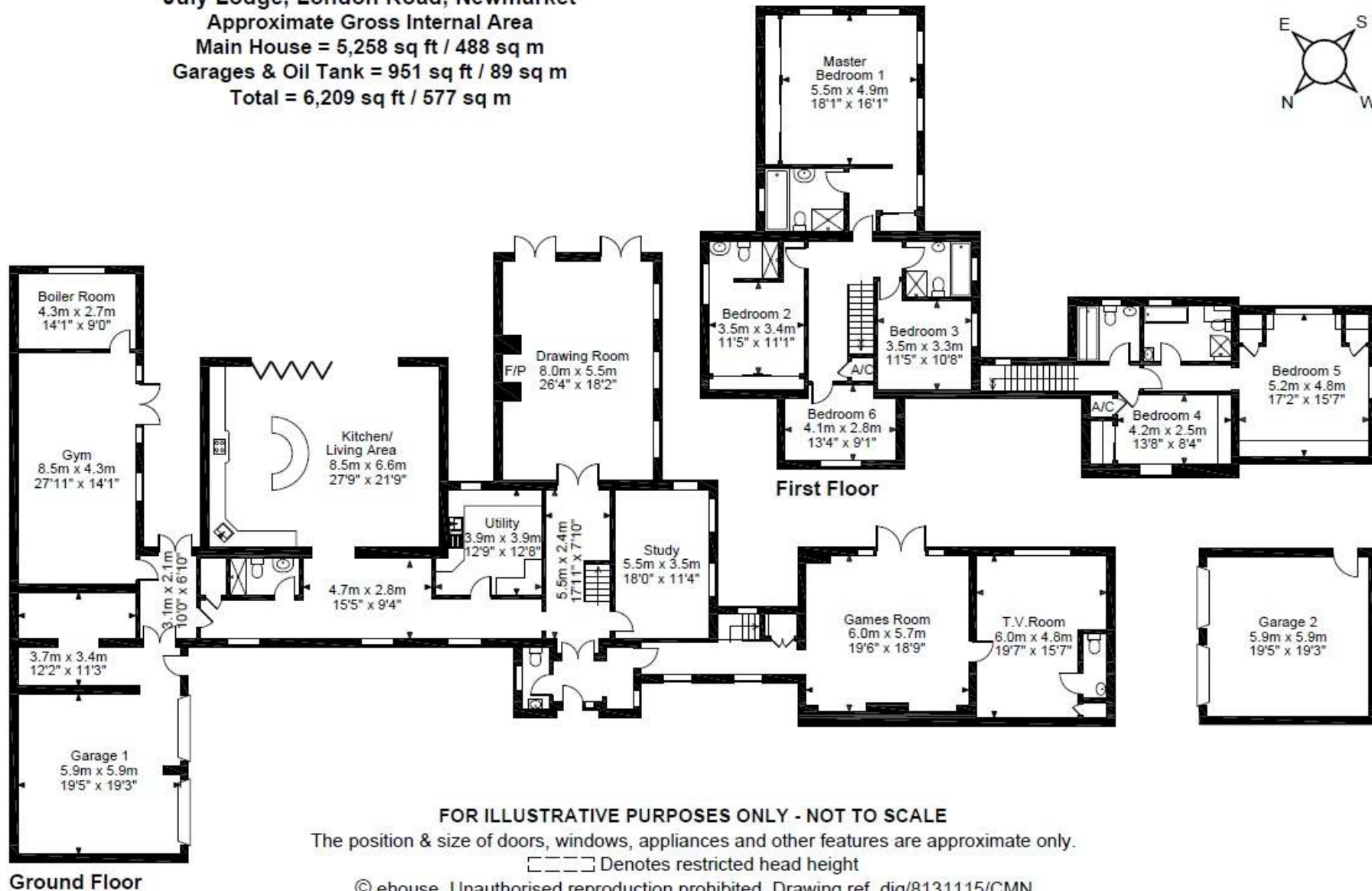
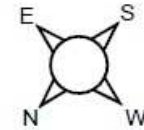
Directions

From the Clock Tower proceed down Newmarket High Street, continue along the London Road and July Lodge can be found approximately one mile on the left hand side.





July Lodge, London Road, Newmarket
Approximate Gross Internal Area
Main House = 5,258 sq ft / 488 sq m
Garages & Oil Tank = 951 sq ft / 89 sq m
Total = 6,209 sq ft / 577 sq m



Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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