



**EH**  
EXQUISITE  
HOME

## THE HOME OF HORSE RACING

The West Suffolk town of Newmarket and its neighbouring villages and open green spaces are the home of thoroughbred horse racing and breeding. World renowned and appreciated for its beautiful open countryside and huge skies as much as for its global equine fame, this region is well known for its remarkable legacy. Nearby Tattersalls, founded two hundred and fifty five years ago, is one of the main auctioneers of thoroughbred horses. Within easy reach for keen horse owners is the Horseheath point to point and eventing course. There are event courses at Burnham Market, Downham Market and Isleham where some of the top international riders compete. Huntingdon National Hunt course is also within easy reach.

Thetford Forest is another popular place for riding, and both the Royal Norfolk Show and the Suffolk Show are within relatively easy reach. The A14 and A11 run through West Suffolk and regular trains on the Ipswich-Ely line give commuters the chance to travel to London Liverpool Street. The unspoilt countryside of West Suffolk is dotted with pretty villages and hamlets. Whether one is a horse breeder, commuter or a family looking for their new home, this part of the county has everything a person could reasonably want.

Wickhambrook | Newmarket | Suffolk





**S**ituated in the tiny hamlet of Attleton Green is this delightful Grade II listed residence in around thirteen acres, thought to have been constructed in the sixteenth century. It has many original features and is full of period charm. An extension was added in the late twentieth century adding a bedroom, en suite bathroom and the kitchen. The previous owner bought it in 2007, attracted by its incredible character and the stables, pasture and grazing ideal for horses. The house is approached via a gravelled drive with plenty of room for parking. There is a second drive, ideal for lorries or horseboxes for those who live an equine lifestyle. A curved wall protects the garden and there is a white-painted gate leading into the brick paved front garden and up to the front door. A mature weeping willow casts dappled shade and there is a small pond on the other side of the fence. The tiled entrance hallway gives a taste of the delights within featuring exposed beams which can be found in every room in the original part of the house. To the left is the beautifully designed contemporary kitchen/breakfast room, flooded with light pouring through the four windows and double doors out on to the garden. With magnolia units, solid wood worktops, a large central island with gas hob and ceiling mounted extractor hood, an integrated Smeg oven, pull out pantry drawers and glass-fronted cabinets, it is a cook's dream. There is more than enough room for a table and chairs and this is the ideal open space for entertaining and socialising.



*"The kitchen is so welcoming and a wonderful space for entertaining."*



The cosy sitting room is dominated by a magnificent original brick inglenook fireplace which once contained a bread oven. It has an oak bressumer beam, an open fire, pale carpets and walls and is the perfect room for relaxing in front of a crackling fire in the winter or enjoying a glass of wine with the windows open in the summer. A small recess with a window adjoining it is used by the owner as a study. Next door is the elegant dining room, also with a large brick inglenook fireplace with open fire, brick hearth and fire hood. This could be used as a drawing room or music room if desired. A second staircase rises from it to the first floor. There is a useful cloakroom off the hall as well as a small utility room with a sink, shelving and plumbing for a washing machine. At the back of the house is the boot room/scullery which has extra cupboards, plumbing for a washing machine, a sink and room for a desk.

The two staircases lead to the first floor which has the slightly wonky floors one would expect to find in a building of this age. Exposed beams can also be found here. The dual aspect principal bedroom has built in wardrobes and a four-piece ensuite bathroom with large walk-in shower and a bath. The double bedroom at the back of the house also benefits from a fully tiled three-piece en suite with bath. The third and fourth bedrooms are both double aspect and slightly smaller, ideal for children's rooms or a nursery. The large tiled three-piece family bathroom has a freestanding bath, this configuration making it ideal for family life.









### *Extensive Grounds*

There is an annexe in the garden with a small hallway, a dual aspect reception/dining room with a pair of double doors opening on to the garden, a dual aspect double bedroom and a bathroom with a toilet and bath. With some restoration and redecoration, it would make a very smart addition to the accommodation.

The rear garden is mainly laid to lawn with a stone terrace at the back of the house. There are several rose bushes and a hornbeam hedge and bee views over the paddocks and fields beyond. There are three stable blocks consisting of two stables, a tack room; and four stables a hay barn; and a double stable. There is also a small manège, ideal for lunging, a field shelter, pasture, an all-weather arena (approx. 60' x 40'), grazing and enough room for four to five horses.



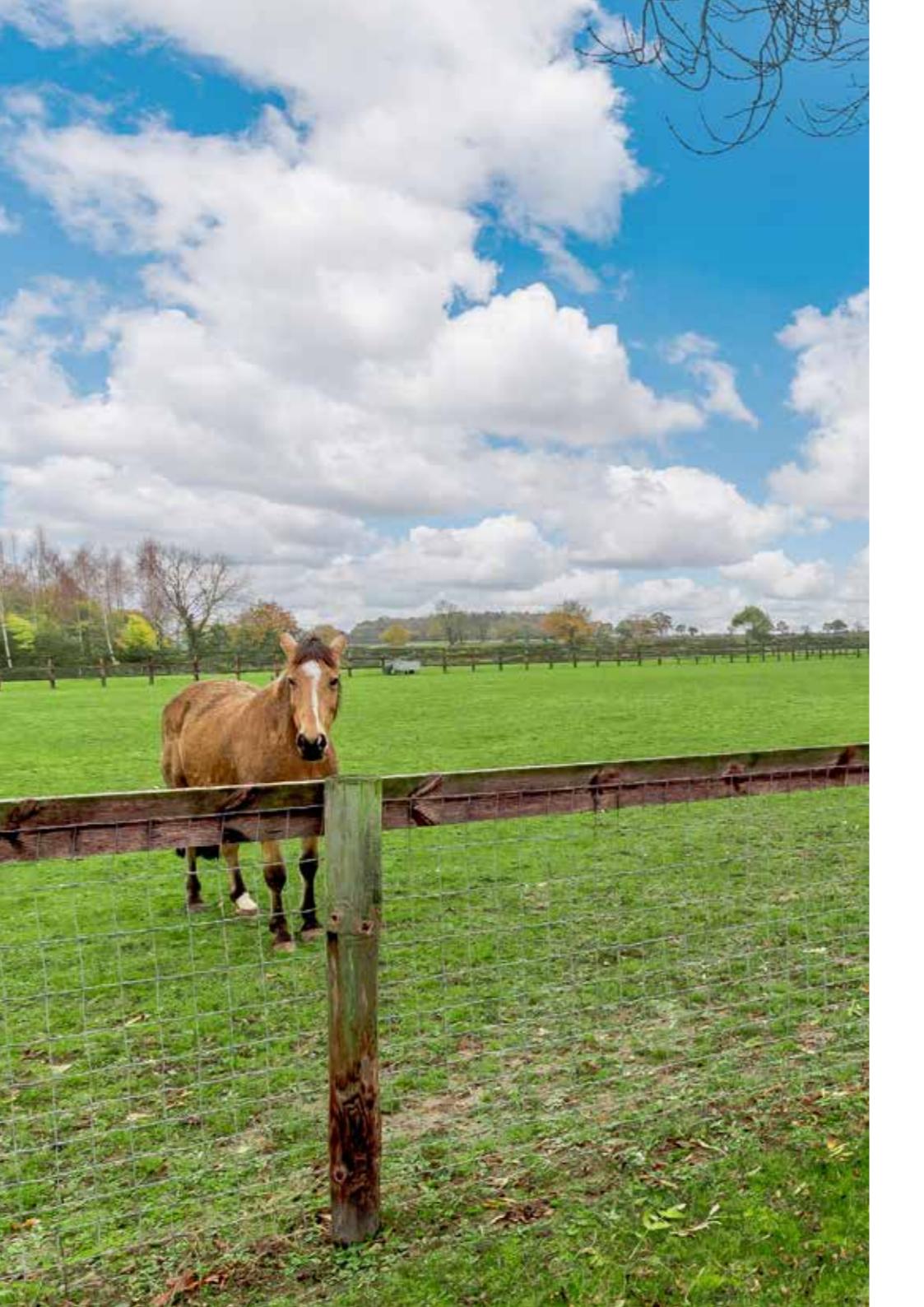


# LOCATION

The village of Wickhambrook lies nine and a half miles southwest of Newmarket and twelve and a half miles southeast of Bury St Edmunds. The village itself is renowned for its eleven village greens and the scattering of tiny hamlets around its boundary. The Grade I listed parish church is located near the alms houses, painted in Suffolk Pink, and the present-day community is well-served with amenities, with a Post Office and shop, a garage, doctors' surgery, a pub, a primary school, playground and skatepark, a recreational ground and a Memorial Hall. There are supermarkets at nearby Haverhill, Bury St Edmunds and Newmarket and the neighbours are all very friendly and supportive. Located on the edge of a thriving village in the heart of Suffolk's equine community, with good transport links and delightful views, a primary school in the village and secondary schools in Haverhill and Bury St Edmunds, this beautiful period house standing in lovely grounds is a rare jewel indeed.



*Stunning Views Steeped in History*



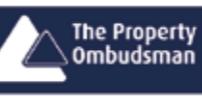
**Approximate Gross Internal Area**  
**Main House = 2695 Sq Ft/250 Sq M**  
**Stables = 1458 Sq Ft/136 Sq M**  
**Annexe = 400 Sq Ft/37 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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