



EH
EXQUISITE
HOME

AN ASPIRATIONAL LOCATION

The northern part of West Suffolk is a rich, verdant area full of nature, wetlands, pasture and woodland. Close to the borders with Norfolk and Cambridgeshire, it enjoys the huge open skies so typical of this region along with many other natural attractions. Lakenheath Fen Nature Reserve restored the original wetlands from agricultural land and nearly twenty years ago, cranes began nesting there for the first time since the sixteenth century. The vast expanse of Thetford Forest with its arboretum, nature walks, outdoor recreational activities and wildlife is nearby. Transport links are good, with the Ipswich-Ely trainline running through the area and the A11, A14 and A1065 linking it to neighbouring counties and the rest of Suffolk. Beautiful, relatively sparsely populated and within easy reach of historic Bury St Edmunds and Cambridge, this part of the county is a hidden gem.





Located in the former grounds of the Lakenheath Hall estate is this handsome brick and flint detached house, built in 2018 by Yellow Door Estates. Constructed to a very high standard, it stands in two thirds of an acre and is immaculate within and without. The gravel drive leads up to the house through a lawn studded with mature trees giving a canopy of shade. In spring, a carpet of snowdrops, daffodils and aconites bloom and carpet the ground with fragrance and colour. There is enough room for around eight cars to park comfortably and there is absolutely no traffic noise, giving the property a wonderful sense of tranquillity. The present owners were the first occupants in 2019, attracted by the quirky layout with two wings, the peaceful location and its proximity to the village, just a five minute walk away.

The front door leads into the large, light entrance hall floored in walnut parquet, as is the entire ground floor. There is a useful understairs cupboard and plenty of room for storage. The entire house is decorated in a neutral palette with wipeable paint in the bathrooms. To the left is the stunning contemporary Ashley Ann kitchen/breakfast room and dining area. With its light grey units, Silestone white worktops with grey marble fleck, central island with sink, integrated dishwasher, microwave, bin store and wine fridge, integrated fridge and freezer, plus integrated Rangemaster with double electric oven and five ring induction hob, this is the ideal space for relaxed kitchen suppers, informal socialising and family meals. There is more than enough room for a table and chairs and the large windows allow natural light to pour in. A utility room with a sink and plumbing for two washing machines opens off it as well as a spacious shower room which the owners find extremely useful.



“To the left of the hall is the stunning contemporary Ashley Ann kitchen...”



To the right of the hall is the triple aspect sitting room with natural light pouring in. It benefits from an electric log burner, ideal for cosy winter nights, and doors out on to the garden. The owners love to relax here in the evenings enjoying the view over the garden. A set of double doors opens into the sun room, a large and spacious area which is ideal for informal socialising and coffee after dinner. The owners often sit here watching the squirrels chasing each other up the trees, the hedgehogs searching for suitable hibernation locations, the owls flapping slowly past and the muntjacs emerging from the woodland. The house is perfectly designed for entertaining and socialising. Several family Christmases have been enjoyed here, with twelve people around the table in the sun room and more than enough room for socialising afterwards.

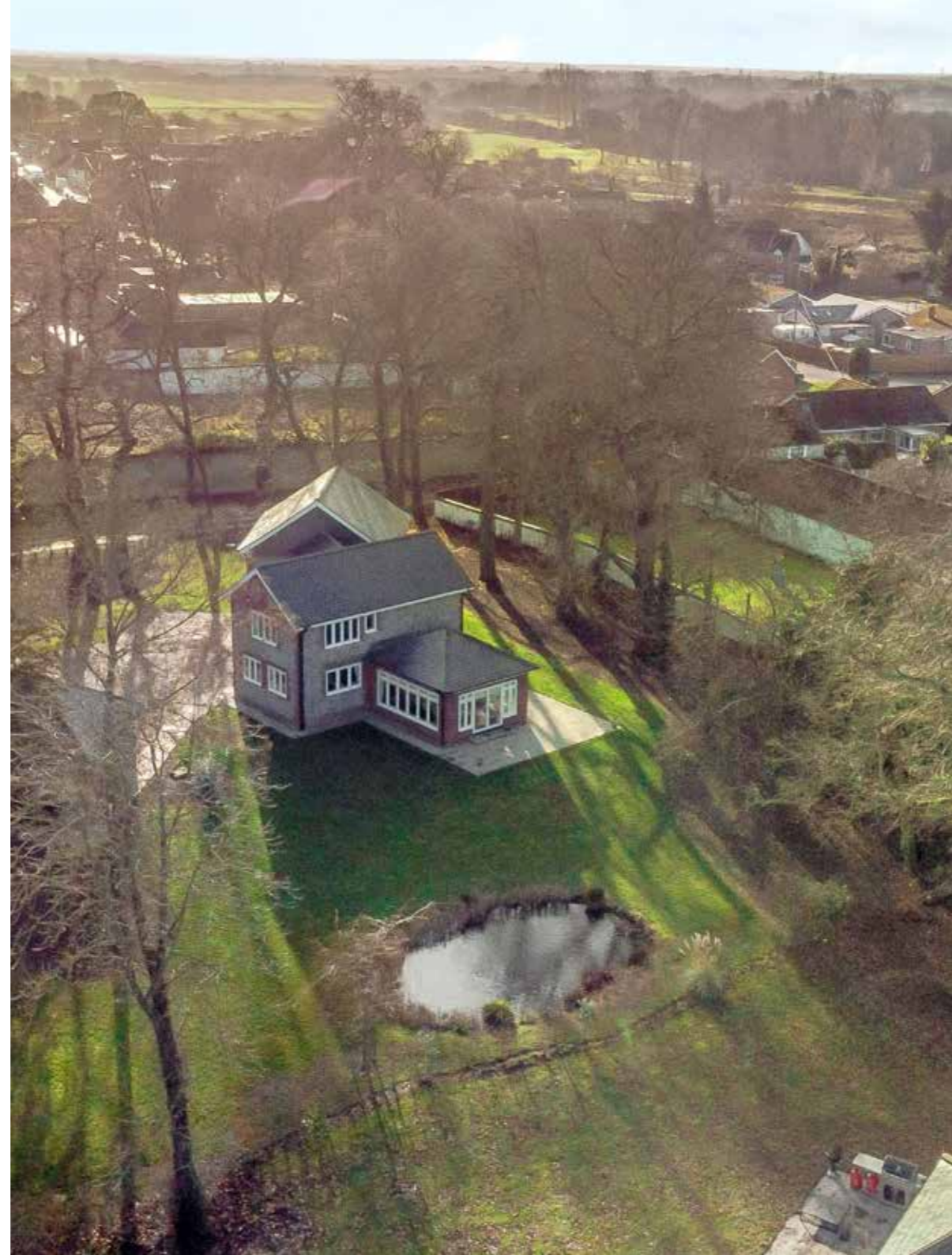


Versatile Accommodation

The staircase curves enticingly up from the entrance hall to the spacious landing which has enough room for extra storage. The east wing houses the lovely dual aspect principal bedroom with its en suite shower room with marble effect tiles. Next door is a further dual aspect double bedroom looking out over the back garden. In the west wing is the bedroom currently used as guest accommodation with a smart en suite shower room. The small double fourth bedroom next door is currently being used as a home office. It could equally serve as a nursery, play room or hobby room if required. The three-piece family bathroom with bath and shower over is the ideal space for family bath time or a luxurious candlelit soak.







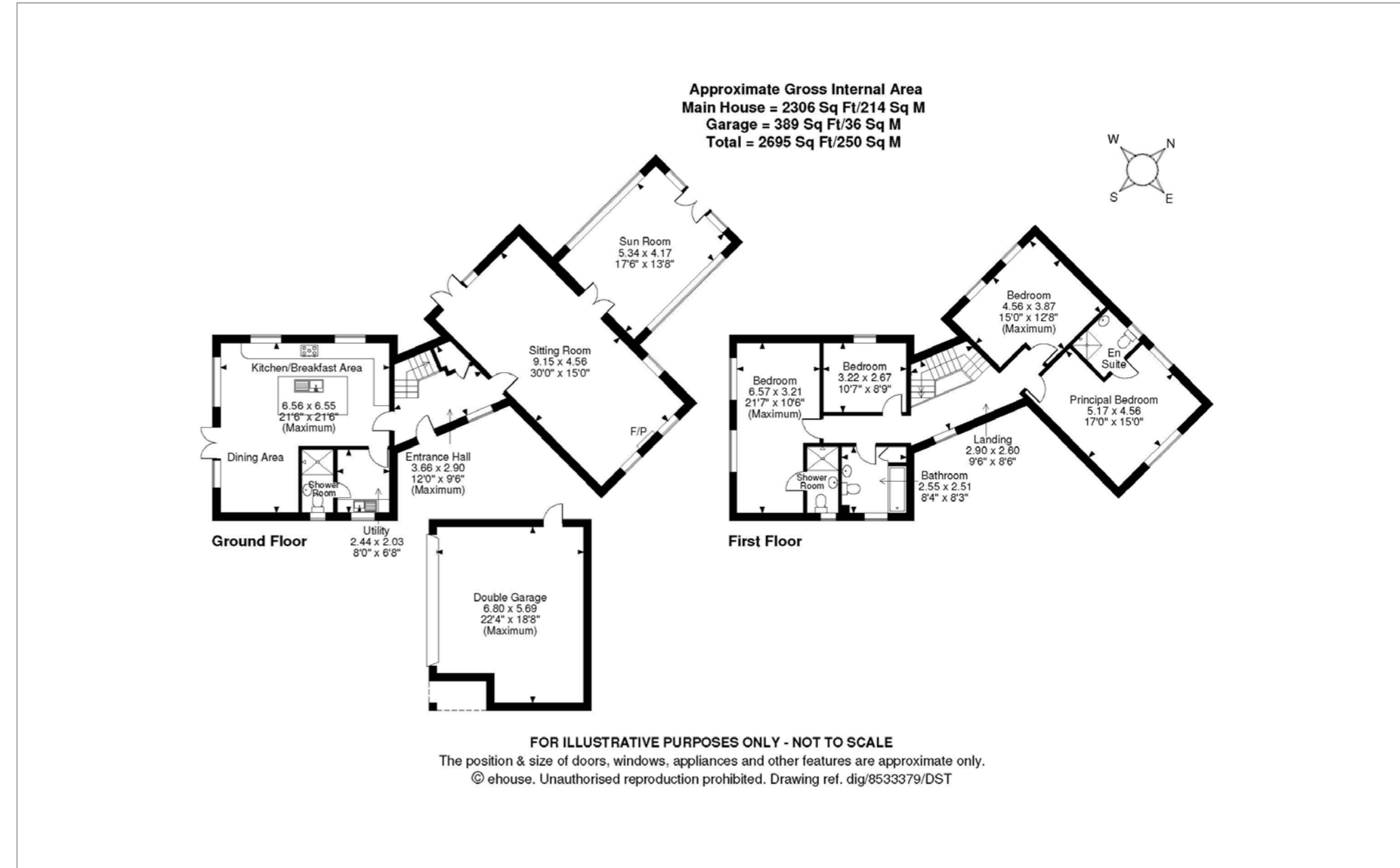


The back garden is laid to lawn and dotted with a number of lovely mature trees. One particularly charming feature is the clay-lined natural pond which the owners have had planted up with bee and insect-loving foliage which attracts dragonflies, frogs and many other animals every year. The garden has been planted up with bushes and shrubs which flower colourfully all through the year. There is a large metal storage shed tucked behind the garage and the sandy soil is ideal for planting out vegetables, fruit or more flowers and shrubs. There is more than enough room for children's play equipment and the garden is quiet and sheltered. The large detached garage with power and light accommodates two cars easily and also has an alcove with a workbench and racking around the sides. The neighbours are all very friendly and supportive.

LOCATION

The village of Lakenheath on the edge of the fens is sixteen miles northeast of Bury St Edmunds, thirteen miles east of Thetford and fifteen miles west of Ely. For a relatively small community, it is extremely well-served with amenities. It benefits from a much-extended Victorian primary school, a doctor's practice, pharmacy, Post Office, shop, hairdresser, two pubs, a library, hotel, several takeaways and restaurants, a football and cricket club, a skate park and a children's play park. Grade 1 listed St Mary's Church dates back to the thirteenth century and has a number of rare medieval wall paintings plus the best-preserved thirteenth century font in the county and an angel roof. There are three further churches in the village and the nearest station is three miles away at Brandon.

The owners love the fact that they can walk into the village very easily. Lakenheath's location means that they can be in the centre of Cambridge in thirty five minutes and access Ely, Bury and Thetford with ease. For anyone who needs to commute to Norwich, Cambridge or London, there are good rail and road links. The village is surrounded by beautiful open countryside and there are lots of activities and amenities for all ages. With a peaceful village location, lovely garden and spacious and versatile accommodation, this delightful house is simply waiting for the next step on its journey.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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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