



EH
EXQUISITE
HOME

A HIDDEN GEM

Nestled into a largely wooded plot at the southern edge of the popular town of Newmarket is this four bedroom, two bathroom bungalow which offers a wealth of opportunity to personalise and create an ideal dream home that's just half an hour from the world renowned city of Cambridge.



The property enjoys a long plot that extends to just shy of an acre, much of which is wooded, giving the impression on entering the drive that you've stumbled onto a secret garden just waiting to be explored. The house, which was designed by the current owners and completed in 1990, has a modern and versatile layout, with the bedroom and bathroom areas to one side of the entrance hall, and the living areas to the other. On entering the hall, there is an immediate sense of space due to the unusual width of this room. To the rear, a door opens into what the owners consider to be one of the highlights of the house: a purpose-built office, ideal for working from home. "The office is cleverly placed," note the owners, "because you don't have to go into the main living areas or past any bedrooms to access it, so if you need to have customers or clients come to your office you can still maintain that sense of privacy and professionalism." It's worth noting that the office could also function as a fifth bedroom or even as a playroom.

The sitting room is bright and cheerful, yet serves as the perfect place to gather on colder nights with the imposing, brick fireplace housing a traditional open fire. The living room enjoys an open-plan layout that flows into the dining room, which has space for a family table, and large sliding doors which give an uninterrupted view of the beautiful garden. When asked where they would find the prettiest view in the property, the current owners mused that in the evening, "the dining room is pretty special because you can see the sunset through the trees at the top of the wood, and on clear nights you really get a good view of the colourful skies." The dining area flows into the kitchen, where the owners enjoy a second stunning view out of the kitchen window. "We've kept spaces in the hedging so that you can look out and see all the wildlife in the woods while you're washing up." The kitchen includes space for a breakfast table and opens through into a convenient utility room that has garden access, making this the perfect spot to shed those muddy wellies after a walk through the woods.

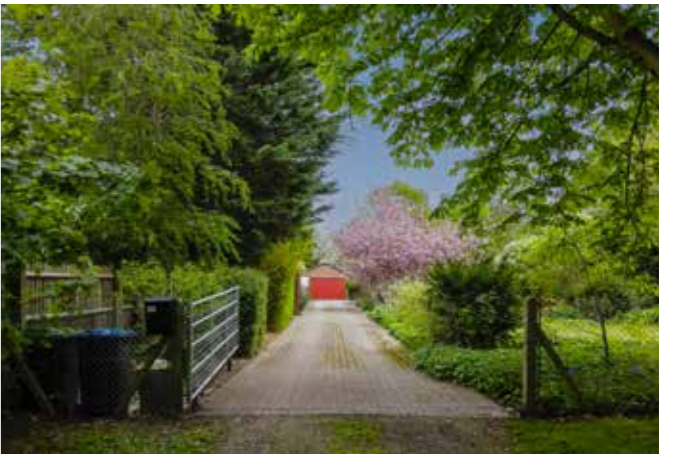
Across the main hall a door gives access to the bedroom wing of this property, where there are four good-sized bedrooms, including the principal suite, and a large family bathroom. The owners note that "we designed the property so that the sun shines through the bedroom windows in the morning, but then moves around the house to the living areas in the afternoon, which means that the bedrooms get plenty of time to cool down in the summer and are always nice and comfortable at night." Two of the bedrooms are doubles, and the third guest bedroom is a generous double with dual aspect windows giving a lovely view into the wooded area to the side of the property. These three bedrooms all share the use of the large family bathroom, which enjoys a double vanity unit and a separate bath and shower. The principal bedroom is exceptionally large and includes built-in wardrobes, an en-suite shower room, and large sliding doors looking out onto the charming garden.





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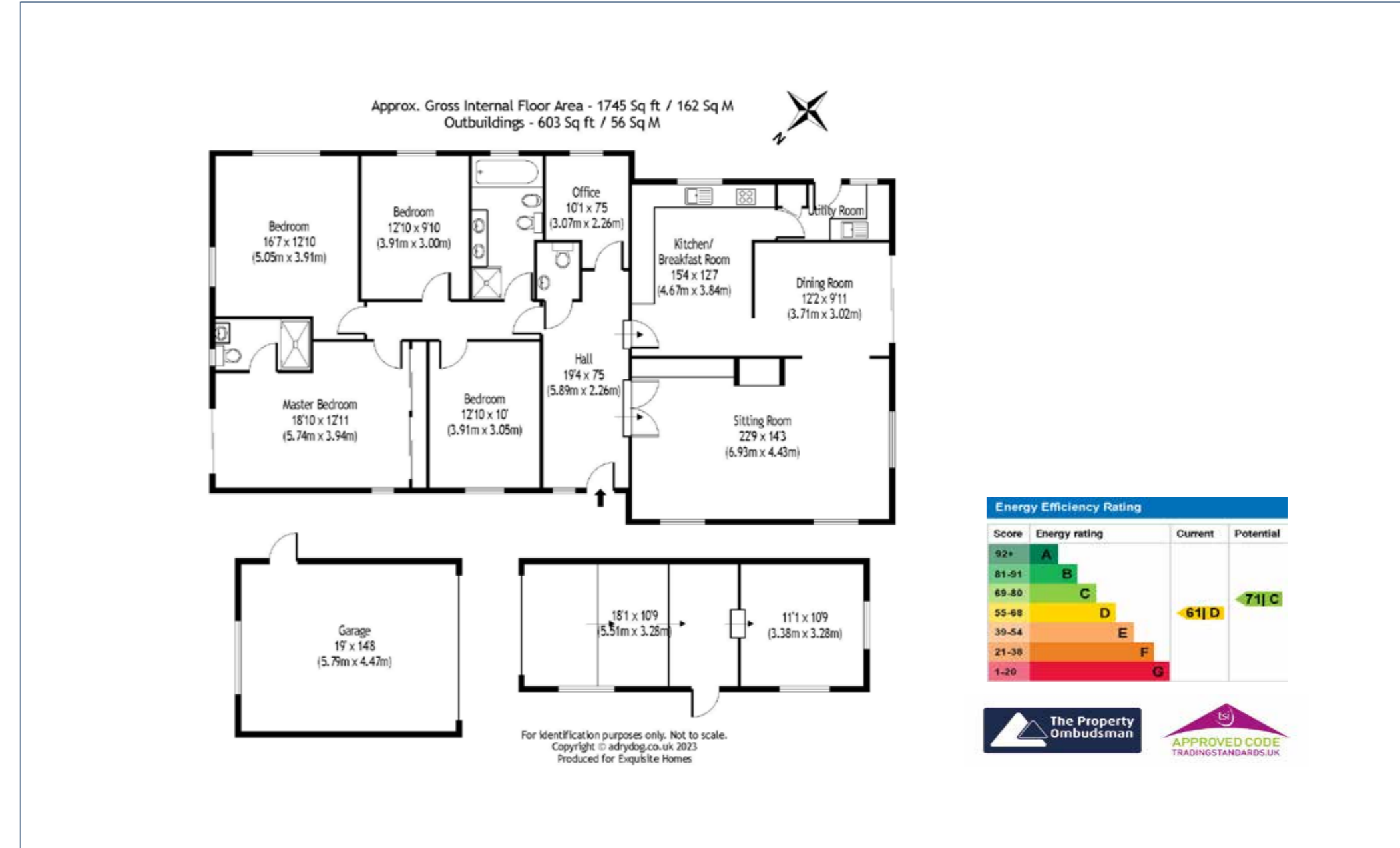




LOCATION

The current owners describe the garden as “a natural wooded setting” with much of the area to the front of the plot given over to woodland, and the immediate garden that surrounds the house peppered with various species of trees and shrubs, including various fruit-bearing trees. In addition to this, there is a large kitchen garden which has been lovingly managed by the current owners and currently produces various squashes, onions, rhubarb, red currants, raspberries, strawberries, and other fruits and vegetables. Within the grounds there is also a detached double garage, together with a further large workshop that could offer a wealth of opportunity for development. The owners note that the building specifications of the workshop and the garage are the same as the bungalow itself and that the workshop is currently served with electricity and kept warm with a wood burner. It would likely take very little to convert both the workshop or garage into additional living or working space, such as an annex for multi-generational living, as a second (or main) home office, gym, studio, home cinema, or a games room (all subject to any necessary planning requirements). There is also additional access from Meadow Lane via a Vehicular Right of Way along the rear of the property close to the workshop.

The property sits to the very edge of the town of Newmarket, famous internationally for its horse racing and horse training connections. Apart from the obvious equestrian opportunities, Newmarket also enjoys a number of shops and eateries, dental and doctor’s surgeries, a leisure centre, railway station, grocery shops, local sports clubs and a theatre. The town sits just to the south of the A14, connecting the area to Bury St Edmunds and to Cambridge, which is approximately half an hour’s drive from the property. Cambridge is renowned internationally for its famous university and research centres, and also boasts a thriving high street and various entertainment and leisure centres. The city is home to some of the top state and international schools in the country, with the Perse Foundation schools regularly ranking in the top ten independent schools lists.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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