



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

West Suffolk is a patchwork of emerald fields and pastures, woodlands and farmland, dotted with pretty villages and larger towns. To the very west of the region is the town of Newmarket, the home of thoroughbred horse racing. Surrounded by the famous gallops and acres of pasture and grazing, Newmarket is renowned as an internationally recognised global centre for equine health and wellbeing and the largest racehorse breeding centre in the UK. Its training grounds are regarded as being the finest in the world. The town itself has the usual amenities, including schools, shops and leisure facilities. Transport links are excellent in this part of the county with the A14 running north to the Midlands and west to Cambridge, the A11 running northward to Norwich and south to join the M11 and with regular fast trains to London from Bury St Edmunds and Newmarket.

On the very tip of West Suffolk, on the border with Cambridgeshire is the well-served village of Exning. It enjoys an excellent location, sitting just off the A14 two and a half miles northwest of Newmarket. Cambridge is sixteen miles to the southwest and beautiful historic Ely is twelve miles to the north.





On a quiet cul-de-sac in the village is this much-improved and extended detached house. Originally a bungalow, the previous owners added in a first floor, taking the house from three to five bedrooms and adding very greatly to its size and flexibility. Built in 1995, the present owners bought it eight years ago and have improved it by rewiring and replumbing, putting in a new driveway, a new shower upstairs, changing the windows and doors and installing a new kitchen. There is enough room to park at least five cars on the front driveway and the land upon which the house stands is surrounded by woodland and bordered by the river which goes rippling past on its way to the old mill at the bottom of the road. The front door with its pretty coloured glass leads into the light filled hallway floored with easy to maintain grey tiles. To the left is the large cosy sitting room where the owners spend most evenings relaxing. It is the ideal size for any family configuration and very spacious and airy. One of the many attractions of this family home is the incredible amount of versatile accommodation to be found within. In addition to the large sitting room and the study, to the right of the hallway is the open plan dining/family area which opens directly off the open plan kitchen, giving a huge amount of flexible family space. This area is floored in the same grey tiles found in the entrance hallway giving a sense of flow. There is plenty of room for a dining table and chairs plus sofas and this is the ideal space for family members to spend time together, cook, chat, do homework and generally enjoy each other's company. Bifold doors open out into the garden, bringing the outside in. There is a brick fireplace with oak bressumer beam containing an open fire which the owners love to use in the winter. This part of the house really lends itself to entertaining and the owners have spent many happy years hosting family Christmases here. The smart kitchen with its white cabinets, stone effect worktops, gas hob, integrated double electric oven and dishwasher, island with seating for four people and an on trend pendant light over, plus glossy subway tiles and pale paint is the ideal place for cooking and entertaining. Whether it's everyday family meals, kitchen suppers, parties or Christmas dinners, the kitchen is beautifully designed with an eye both to practicality and elegance. Next door is the useful utility room with plumbing for a washing machine and further storage. Outside is the integrated cart shed currently used for storage.

The principal bedroom with its crisp, contemporary en suite shower room and bifold doors out to the garden is a delightful space with excellent proportions. Next door is the study from which rises the staircase which accesses the first floor. This useful space could be used for any number of purposes. It would make an excellent children's playroom or hobby room. Two further bedrooms and the four piece family bathroom radiate from the inner hallway. The second and third bedrooms both face on to the back garden and open countryside beyond and benefit from fitted wardrobes. The family bathroom is decorated in a neutral colour palette and is an inviting modern space. On the first floor are the fourth and fifth bedrooms, both good sized doubles with storage in the eaves and natural light pouring in through two skylights in each room. Between them is a smart shower room with skylight. This floor would make excellent guest accommodation or an ideal area for older children.



*A Stunning Contemporary Space*



*“The property offers space, light and versatility...”*



# LOCATION

The back garden looks out on to woodland and the river meanders past the house on the right, with full access from the house. Appealing as a stream invariably is, the sound of gently running water adds very greatly to the charm of this garden. The owners love the peace and tranquillity at the back of their house and enjoy watching the wildlife attracted by the rural location. There is a seating area to the side of the house plus decking, a small flowerbed and a number of well-established bushes and shrubs. The garden is mainly laid to lawn and there is considerable potential to plant flowers, perennials and perhaps some vegetables.

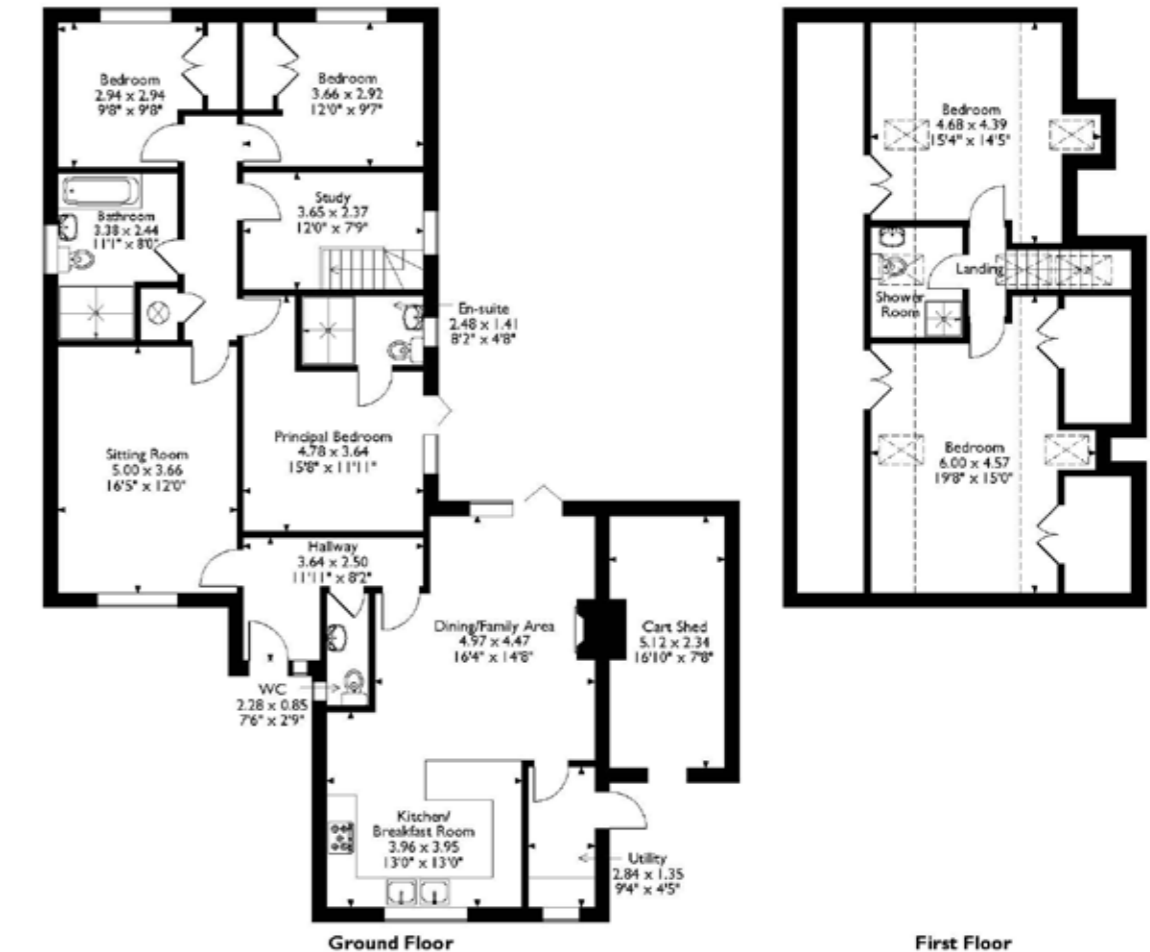
The neighbours are all extremely friendly and there is a good mix of ages in the cul-de-sac. There are several lovely walks around the village plus a park, ideal for letting off steam or walking a dog. Nearby Newmarket provides plenty of shopping opportunities and the catchment high school is here. The village is dominated by its parish church, Grade I listed St Martin, thought to date back to the late twelfth century. There are three pubs in the village, all offering food and all well supported. There is also a local shop, a cake shop, two hairdressers and a small industrial estate. The village primary school was rated Outstanding by Ofsted and is much sought-after by parents wishing to send their children there.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area  
 Main House = 154 Sq M/1658 Sq Ft  
 Outside Shed = 12 Sq M/129 Sq Ft  
 Total = 166 Sq M/1787 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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