



EH

EXQUISITE
HOME

A CHARMING PRESENCE

Set in the beautiful unspoilt open East Cambridgeshire countryside is the pretty village of Stetchworth, three miles south of Newmarket and twelve miles east of Cambridge. Close to the border with neighbouring Suffolk, it is surrounded with beautiful footpaths and bridleways. It has a pub, a community centre housing the Post Office and village shop, a Grade II* listed parish church, an award-winning nursery, good sports facilities and a children's playground. The nearest station is at Dullingham, a mile away, and Newmarket is nearby. The A14 and A11 run close by and regular trains on the Ipswich-Ely line give commuters the chance to travel to London Liverpool Street.



This magnificent converted and extended barn stands on a generous plot and has been transformed into a spacious, flexible and stunning family home. Grade II listed, its age is unknown, but it is certainly at least two hundred years old and may once have been a coaching house. It was converted in 2005 and an extension built at the same time. The present owners bought it twenty one years ago, falling in love with its lovely welcoming atmosphere from the minute they walked through the door. Both of them work in Newmarket and its proximity to the town, plus the many amenities in the village also attracted them. Since moving in, they have converted the double garage into a one bedroomed-annexe and laid a patio and decking at the back of the house. The original barn has many exposed beams and a handsome Indian flagstone floor, enhancing its period charm and all the doors are Suffolk Latch in style. There is a large gravelled drive to the front with plenty of space for parking and fragrant jasmine scrambling up the trellis. The front door leads into the large hallway which opens directly into the triple aspect kitchen/family room. Natural light pours through the windows and the pair of double doors into the garden. With a double ceramic butler sink, an island with seating painted in aquamarine, light green cabinets with speckled black granite worktops and a pantry, this is the perfect space for informal family dining and entertaining. Over the years, the owners have hosted many happy Christmases, New Year's Eve celebrations and parties. All their grandchildren have their birthday parties in the garden each year and the spacious accommodation with its wonderful flow lends itself naturally to stress-free cooking and socialising. A stable door leads to the utility room and a small back staircase leads up to the principal bedroom and nursery.

To the left is the extremely spacious open plan sitting room full of exposed beams and flooded with natural light. Ideal for entertaining guests, it is heavily used in the winter and the owner very much enjoys watching racing in there. There is more than enough space for multi-generational living, a useful understairs cupboard and a pair of double doors leading straight out into the charming back garden. Another pair of double doors lead into the dining room which is presently used as a playroom for the grandchildren. It is flexible in use, as it can be closed off if desired or the doors left open to increase the amount of space when entertaining. The ground floor accommodation is completed by a smart cloakroom.



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The period charm continues on the first floor where four bedrooms and a family bathroom are located. The principal bedroom is an absolutely charming room, large, sunny, airy and with a balcony. The doors to this are often thrown open in warm weather, letting yet more sunshine and fresh air in. This room benefits from fitted wardrobes and a four piece en suite bathroom with a bath and a skylight. The two double bedrooms have under eaves storage and small built in wardrobes while the fourth bedroom, a single, is the ideal nursery or playroom. It could even be used as a home office. The smart family bathroom has a bath with shower over, featuring pale blue painted tongue and groove panelling, a skylight and towel heater. There is more than enough space for any family configuration and guest accommodation.

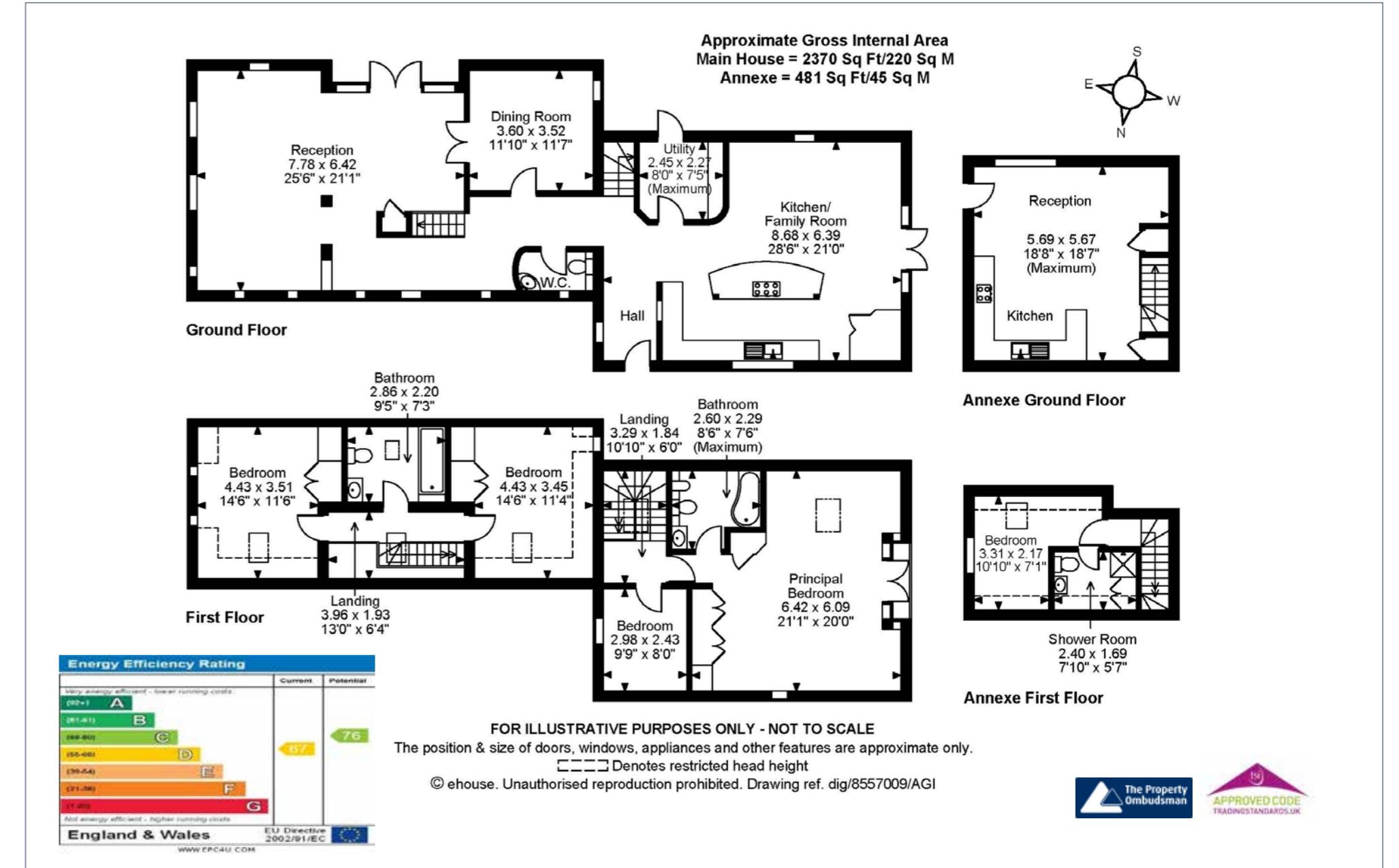
The attractive two-storey one-bedroomed annexe at the front of the house has a generous reception room, kitchenette, double bedroom and en suite shower room. It is presently being let out to a long-term tenant and is ideal for an added source of income. with any family configuration.



LOCATION

Unusually for a barn conversion, the garden is large, with a patio and decking with seating area, a large lawn, a number of mature trees, two sheds, a henhouse, a vegetable patch, flower bed and a stunning pink rose bush. In spite of its size, it is a very low maintenance garden which enjoys breathtaking views over open countryside to the rear. The owner's daughter loved playing there, as do her children now. It is the perfect garden for any age, beautiful, full of interest and with many hidden shady spots and sunny corners. The neighbours are extremely friendly, the village pub is next door, one can be at Cambridge station in twenty minutes, all the shops, schools and leisure activities are on the doorstep in Newmarket and transport links are excellent. Delightfully converted in a sympathetic style, with an immaculate and versatile interior, beautiful garden, annexe and in a lovely rural location, this wonderful family home is simply full of amazing qualities.

For those who work in the equestrian business or who are keen riders, Newmarket, just three miles north of Stetchworth, is recognised as the birthplace of thoroughbred horse racing. Patronised by the Royal Family since James I, it is the largest racehorse training centre in Britain, an internationally recognised global centre for equine health and wellbeing and the largest racehorse breeding centre in the UK. The town is home to the July Course and the Rowley Mile, the famous gallops, Tattersalls auctioneers, over fifty training stables and around sixty horse breeding studs. The town's training grounds have been carefully developed and maintained over hundreds of years and are reckoned to be some of the finest in the world. It is estimated that one in three jobs locally are related to horse racing, no surprise when there are generally thought to be around three and a half thousand horses in residence at any one time.



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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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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