

EH  
EXQUISITE  
HOME





## FINELY BALANCED

The property sits to the northern side of the town of Newmarket, famous internationally for its horse racing and training centres, many of which are within walking distance of the property, making it the perfect base for watching the races. Apart from the obvious equestrian opportunities, Newmarket also enjoys a number of local and national chain shops and eateries, a dentist and doctor surgeries, a leisure centre, 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. The current owner describes the town as 'quirky and convenient,' noting that as ex-Londoners, they still wanted a town that offered a sense of life and culture, but that also gave them enough of the countryside so that they felt as though they'd truly escaped the Big Smoke. Newmarket ticked all those boxes for them, and they add that 'the town has everything you need; it's big enough to have it all, but small enough that you can get anywhere quickly. There's a real quality of life here.' Newmarket also enjoys its own train station, with regular services between Cambridge and Ipswich, both of which offer fast trains into London, making Newmarket within easy reach of the capital for regular commuting.

Cambridge is renowned internationally for its famous university and research centres, and the city also boasts a thriving High Street, together with various entertainment and leisure centres, making this a true culture capital and a perennial top destination for locals and tourists alike. The city is home to some of the best state and international schools in the country, with the Perse Foundation schools regularly ranking in the top ten amongst independent schools in England. The property sits within the catchment for primary and secondary schools both rated "Good" by Ofsted, and the area around Cambridge boasts a number of other independent schools and learning facilities, many of which are coveted by families who settle in this part of the country for the top-rate educational and vocational opportunities here.









The 1920s character of this charming family home is on display from the moment you walk through the main door and into the large entrance hall with its parquet wooden flooring and stained glass window. The entrance hall opens into the three main living areas on the ground floor, with the entrance to the left opening into a beautiful and bright triple-aspect living room. The bay window in the centre of the room allows light to flood through this space no matter the time of day, and the French doors to the rear open into the west-facing garden, where prevailing winds through much of the spring and summer will bring a gentle, cooling breeze right through the centre of the house. The living room enjoys hardwood flooring (recently laid by the current owners) and a warm, open fire that is often enjoyed by the current owners on cold winter nights. In the centre of the property is the large formal dining room, which is also dominated by a tall, bay window that offers a stunning view into the formal gardens beyond. Also west-facing, the room is lit by the setting sun well into the evening, creating a wonderful ambience for dinner parties and holiday celebrations with friends and family. Like the living room, the dining room also enjoys hardwood flooring and a working fireplace. The last living area on the ground floor to explore is the kitchen, which occupies this entire wing of the property and offers a stylish and social space to cook for friends and family. The units are a modern shaker-style and integrated within the joinery is a double oven, gas hob, under-counter refrigerator and a microwave. The current owners enjoy spending time in the kitchen, saying that 'it has a nice layout, and the three big windows make it light and bright. It's just such a lovely family space where we spend a lot of time cooking and socialising together.' The current owners note the usefulness of the large pantry cupboard to the rear of the kitchen, which is certainly a feature that any keen cook would love to have in their home. The kitchen includes a door to the side garden, allowing easy access into the grounds.



*“The kitchen is classic and elegant offering modern convenience...”*









Four bright bedrooms are found on the first floor, together with a family bathroom and a fifth bedroom/study. The family bathroom is bright and modern, with a large bath and separate shower. A separate WC is ideal for family living, so that when one person is enjoying a soak in the large bath, others can still access the WC without inconvenience. The three guest bedrooms are all of a good size and in good decorative order, with pretty views out each window into the mature gardens. When asking the current owners if there's one window that has that extra-special view, they answered that 'most of the windows have a pretty view: at every window all you see is greenery and large trees all around, it's just amazing. We're spoilt for choice when it comes to pretty views.' The principal suite sits in the centre of the property and enjoys the prettiest view of all out a large bay window that is complemented by a lovely window seat, creating the perfect spot to sit and read a book in the last of the evening sunlight while listening to birdsong in the mature trees surrounding the rear garden. The suite also includes a private shower room and large walk-in wardrobe.









The garage building is currently in use as a store room/games room, but the opportunity is certainly there for a new owner to create something truly stunning with this handy extra living space, if it is not needed as a garage, of course. With a power connection and a vaulted ceiling, allowing for the use of a mezzanine level, it is easy to see the garage being converted into stylish loft-style accommodation. The garage building could likewise be transformed into an excellent home study, studio, gym or workshop. Note that any conversion of the building may be subject to necessary planning and/or building control requirements, and interested parties should undertake their own investigations into the feasibility of any of these plans. Finally, it is worth noting that the garage building currently hosts a number of solar panels, generating a source of green energy for the property.





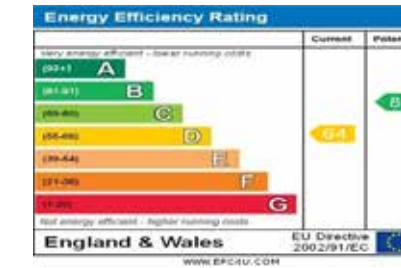
*An Urban Oasis*



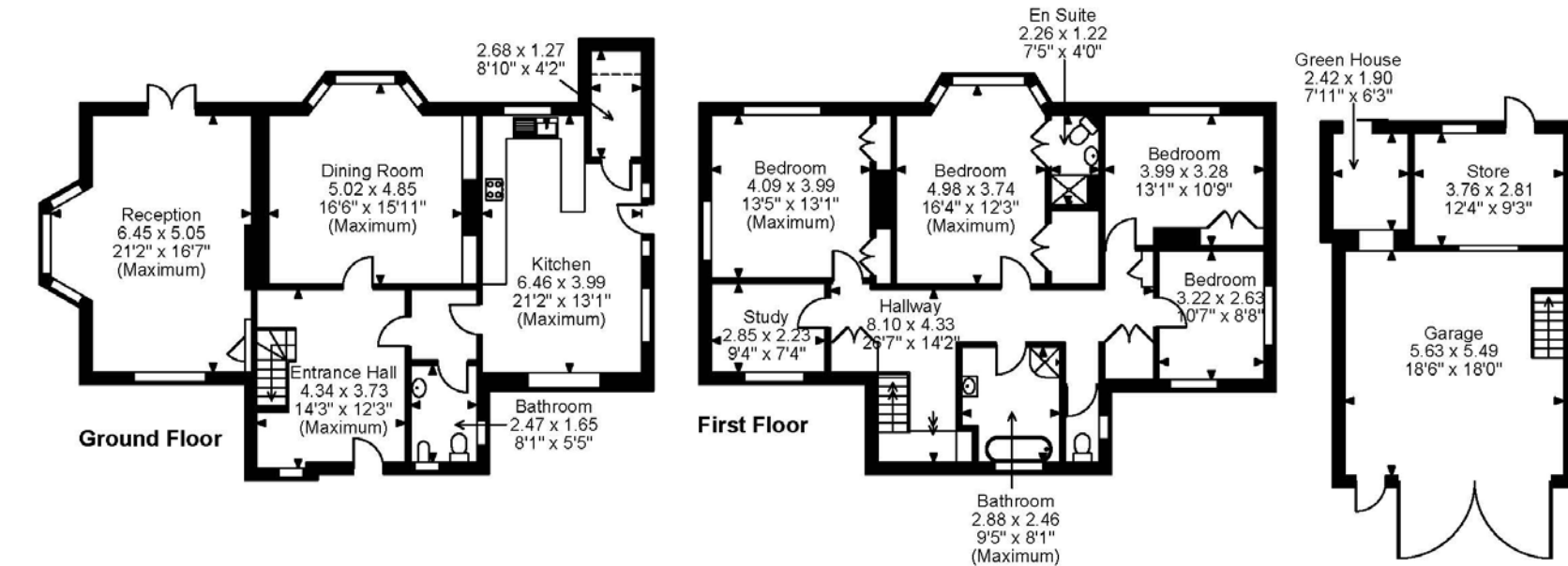
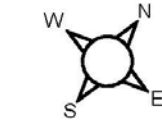
# LOCATION

The current owners are rightly proud of the garden that surrounds the house, noting that while it is a mature garden, there is still plenty of opportunity for a new owner to really make their mark on the design of the grounds. The property sits on a plot of approximately a third of an acre, and the rear garden is divided into two sections. To the immediate rear of the house are the more formal gardens. A paved terrace area provides room for seating and al fresco dining while surrounded by mature shrubs, trees and a raised fish pond. There is a small area of lawn in this section of the garden, but the real stand-out feature of the formal garden area is the hot tub, which is conveniently placed to the side of the house and under a roofed pergola, creating a weather-friendly spot to sit and soak no matter the weather. The second section of the garden resides further to the rear and is accessed through an archway created out of thick hedging, considered by the current owners to be a real 'moment of magic' as you pass from one section of garden to the next. 'It's like a secret garden back there, and it's always fun to take people through there because they don't expect it!' This section of the garden is more laid to lawn, and therefore provides the perfect place for kids to kick around a football or pitch a tent for some garden camping. Also located in this section of the garden is a glass greenhouse and the rear workshop which is attached to the garage building.

Sitting close to the centre of Newmarket, yet set back from the road behind two glorious, mature evergreen trees, this unassuming 1920s detached family home with a spacious, mature garden and generous living space is an ideal find in one of East Anglia's most sought-after areas to live.



Approximate Gross Internal Area  
Main House = 2265 Sq Ft/210 Sq M  
Garage Building = 514 Sq Ft/48 Sq M



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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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