



**Grove House**  
**Exning, Suffolk**

**DAVID**  
**BURR**

# Grove House, 19 Church Street, Exning, Suffolk, CB8 7EH.

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

This elegant Victorian property is situated in the heart of the village convenient for amenities. The property offers a spacious layout blending charming period features with modern finishes and benefits from off road parking, a garage and summerhouse and enclosed, partly walled gardens.

## A quaint and sizeable Victorian property within a popular village.

Entrance into:

**ENTRANCE HALL** Entering through a grand Victorian front door, two windows to front aspect, stairs rising to first floor and attractive parquet flooring.

**SITTING ROOM** A charming room with double doors leading to the garden, wooden floor, built in shelving and a fire place.

**DINING ROOM** A light, double aspect room with a feature fireplace, wooden flooring, built in shelving and window to front aspect.

**KITCHEN** An impressive bespoke oak kitchen with a range of wall and base level units with an inset double-butler sink. Integrated appliances include an electric oven, dishwasher, AGA and an induction hob inset within the central island. Windows to side and rear aspect.

**UTILITY ROOM** Bespoke oak units and worktops with sink inset. Space for washing machine and dryer and further built in storage.

**CLOAKROOM** With a wash hand basin and WC.

**STUDY** With built in shelving and storage units.

**REAR LOBBY** A tiled floor, access to the integral garage and door to rear courtyard and parking.

**BASEMENT** A sizeable basement with a window to front aspect.

### First Floor

**LANDING** A split-level landing with impressive feature windows to front aspect and a seating area.

**MASTER BEDROOM** With feature fireplace, built in wardrobes, exposed wooden floor boards and two windows to front aspect. **En-suite** An impressive room comprising a sunken bath, wash hand basin, WC and a large shower cubicle. Tiled floor, radiator and window to side.

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**BEDROOM 2** Built in wardrobe and window to front aspect.

**BEDROOM 3** Built in wardrobe and window to side aspect.

**BEDROOM 4** With window to rear aspect.

**FAMILY BATHROOM** A four piece suite comprising wash hand basin, shower cubicle, panelled bath and WC. Window to rear aspect.

## Outside

The property enjoys pretty gardens which are mainly lawned with a south facing terrace area and a feature pond, mature trees and shrubs. Further benefitting from a **SUMMMERHOUSE** which has light and power. Private gated parking and a **GARAGE**.

**SERVICES:** Gas central heating. Main water and drainage. **NOTE:** None of these have been tested by the agent.

**LOCAL AUTHORITY:** Forest Heath District Council.

**EPC RATING:** D.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**TENURE** - A tenancy is available on an assured short hold basis for a minimum of 12 months. The tenant will be responsible for all outgoings including water rates and council tax. References will be required together with a substantial secure deposit of one and a half months rent. Prospective tenants will be required to pay a non-refundable administration fee of £240.00 for the first applicant and £108.00 per applicant thereafter, towards the cost of obtaining references. If a guarantor is required there will be an additional charge of £108.00. These figures are inclusive of VAT.



