



**3 Stud Farm  
Burrough Green**

**DAVID  
BURR**



# 3 Stud Farm, Burrough Green, Newmarket, Suffolk, CB8 9NH

Burrough Green is a delightful rural village approximately 5 miles south west of Newmarket (Headquarters of British Horseracing) and 14 miles west of Cambridge. Access to the A11 is close by, in turn leading to Stansted Airport (approximately 40 minutes) and London via the M11. Burrough Green is only 2.6 miles from the nearest train station which is situated in the nearby village of Dullingham. The village has a vibrant community and is served by a public house, primary school and village church. Further amenities including village shop and sports facilities are found in the neighbouring villages of Dullingham and Stetchworth.

This substantial detached property is situated in a quiet, tucked away position within walking distance of amenities. The property offers a spacious and flexible layout including an impressive kitchen/dining area and sits within a generous corner plot providing parking and garaging with views to the rear over adjacent paddocks.

## A spacious detached property in a popular village backing onto paddocks.

### Ground Floor

**ENTRANCE HALL:** Presented in two sections with parquet flooring and stairs rising to the first floor.

**SITTING ROOM:** An impressive room with floor-to-ceiling windows to side aspect, an electric fireplace and parquet flooring.

**KITCHEN/DINING ROOM:** The hub of the home fitted with a solid oak kitchen with fitted units and drawers with granite worktops and an inset butler sink. Integrated appliances include two ovens, hob and a dishwasher. The breakfast bar island leads to the **dining room** and **study** with French doors leading to the patio area and garden.

**UTILITY ROOM:** Fitted storage with a butler sink, space and plumbing for appliances, window to rear aspect and a door leading to the side aspect.

**CLOAKROOM:** Fitted with a WC and wash basin

**GARDEN ROOM:** A charming room off the kitchen enjoying a double aspect outlook over the rear garden.

### First Floor

**LANDING:** Window to side aspect, loft access and an airing cupboard.

**MASTER BEDROOM** Window to rear aspect enjoying views over adjacent paddocks and fitted storage.

**EN-SUITE** With a shower cubicle and vanity sink unit.

**BEDROOM 2** Window to side aspect.

**BEDROOM 3** Fitted wardrobe and window to side aspect.

**BEDROOM 4** Window to rear aspect.

**BATHROOM** Extensively tiled with a bath and shower over, wash hand basin, heated towel rail, WC and windows to front and side aspects.

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## Outside

The property is approached by a parking area in turn leading to the **DOUBLE GARAGE** with light and power connected. Gated access leads to the side and rear gardens which are an asset to the property offering manicured lawns bounded by mature beds and borders all enjoying the delightful backdrop over adjacent paddocks.

**COUNCIL TAX BAND:** E.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick/block

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC:** D.

**LOCAL AUTHORITY:** East Cambridgeshire District Council.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

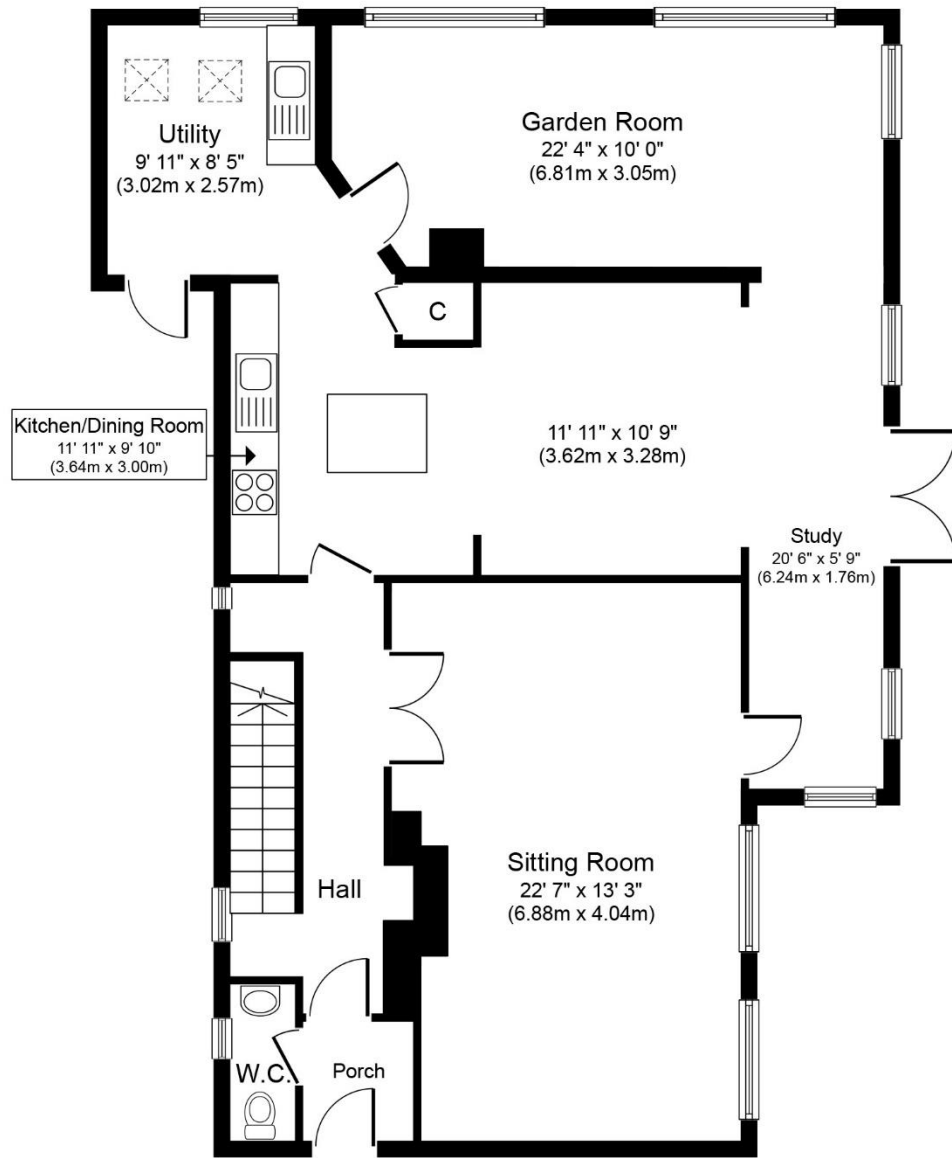
**Phone Signal:** Yes. Provider: EE, Three, O2 and Vodafone.

**WHAT3WORDS:** earmarked.carefully.sandwich

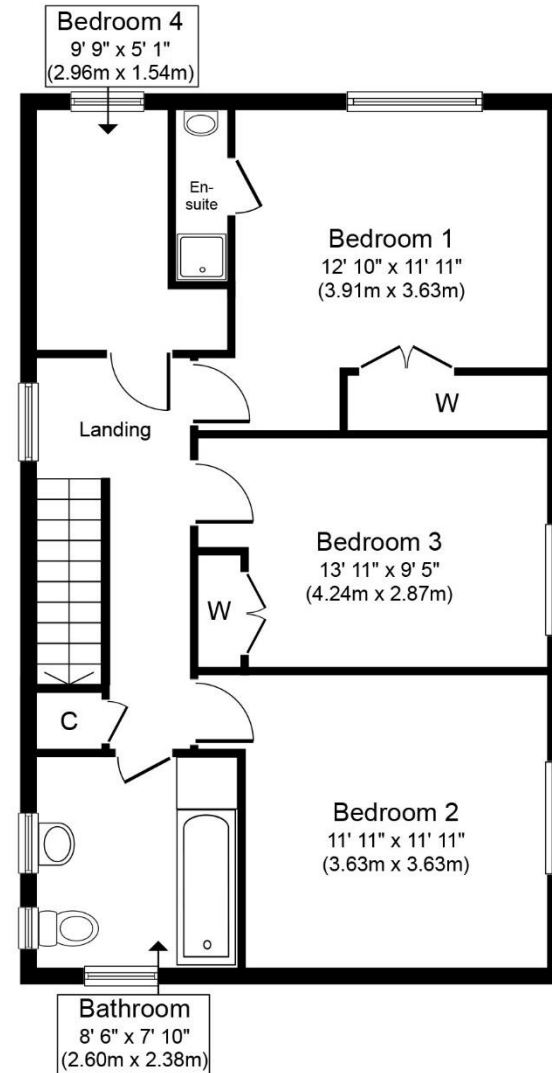
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,162 sq.ft.**  
**(108.0 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**718 sq.ft.**  
**(66.7 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

