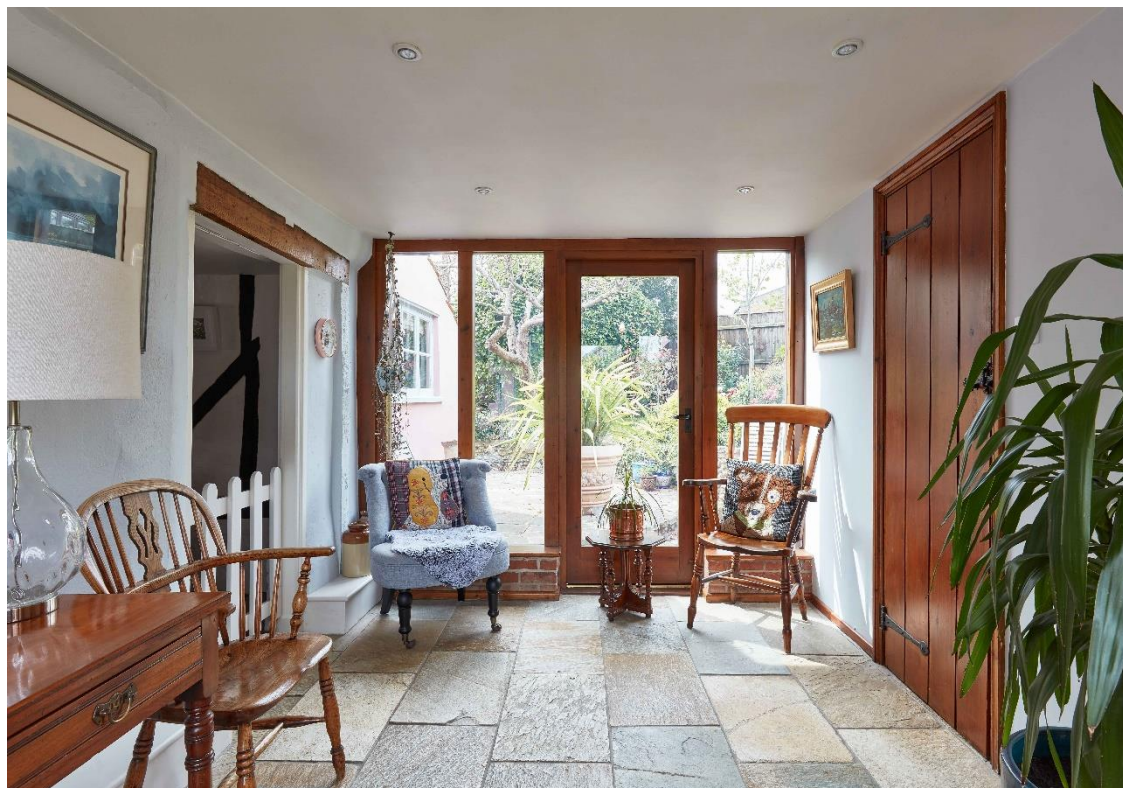




**Timbers, 7 Bridge Street
Moulton**

**DAVID
BURR**



Timbers, 7 Bridge Street, Moulton, Newmarket, Suffolk, CB8 8SP

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world-renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

Dating back to the 17th century, this charming ‘Chocolate Box’ Grade II listed cottage is situated in the heart of one of the region’s finest villages within walking distance of amenities. The property offers charming character features including mullioned windows and inglenook fireplaces, complimented by modern finishes. Measuring in excess of 1,600 sq.ft of accommodation, this property offers a reception hall, sitting room, kitchen/breakfast room, dining room, study, three bedrooms, as well as a family bathroom and separate shower room. Externally offering driveway parking for multiple vehicles as well as a charming and mature rear garden.

A charming ‘Chocolate Box’ Grade II listed cottage situated in one of the region’s finest villages.

Ground Floor

ENTRANCE HALL: A light and welcoming space with full height windows to both sides, tiled flooring and glazed doors opening to the garden.

SITTING ROOM: A charming and impressive reception room featuring an inglenook fireplace with wood burning stove set upon a brick hearth, exposed beams and storage cupboard.

KITCHEN/BREAKFAST ROOM: A stunning room featuring a vaulted ceiling and triple aspect outlook with French doors opening to the garden. The kitchen is extensively fitted with a range of units under worktops with two stainless steel sinks inset. Appliances include an integrated dishwasher, washing machine, freezer and a stainless steel range cooker with five ring hob.

SNUG: Another delightful room featuring an inglenook fireplace with pamment hearth and heavy oak bresumer over, exposed beams and former mullioned window.

STUDY: Of double aspect and featuring a bespoke range of cupboards and shelves. Outlook over the garden.

BATHROOM: Tastefully fitted with a white WC, wash basin, tiled shower cubicle and bath with shower attachment over and airing cupboard.

SHOWER ROOM: With WC, wash basin, airing cupboard housing pressured water system and secondary cupboard housing the boiler.

First Floor

BEDROOM 1: A light double aspect room with exposed beams and double wardrobe.

BEDROOM 2: A charming room featuring built-in wardrobes and cupboard.

BEDROOM 3: With outlook to the side.

Outside

The property is situated in the heart of the village approached by a gravel driveway providing parking and turning for several vehicles. The gardens are to the side and rear of the property enjoying a south-westerly aspect and affording a great deal of privacy, ideal for entertaining. The lawn is flanked by mature beds and borders with a variety of trees and shrubs including cherry, plum, apple and Silver Birch.

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AGENT'S NOTE As is quite common with properties of this era, the staircase to the Master Bedroom is steeper than modern staircases.

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

EPC Not applicable as the property is Grade II Listed.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F.

TENURE Freehold.

CONSTRUCTION TYPE Timber framed.

COMMUNICATION SERVICES (source Ofcom)

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

Phone Signal: Likely with EE, O2 and Vodafone.

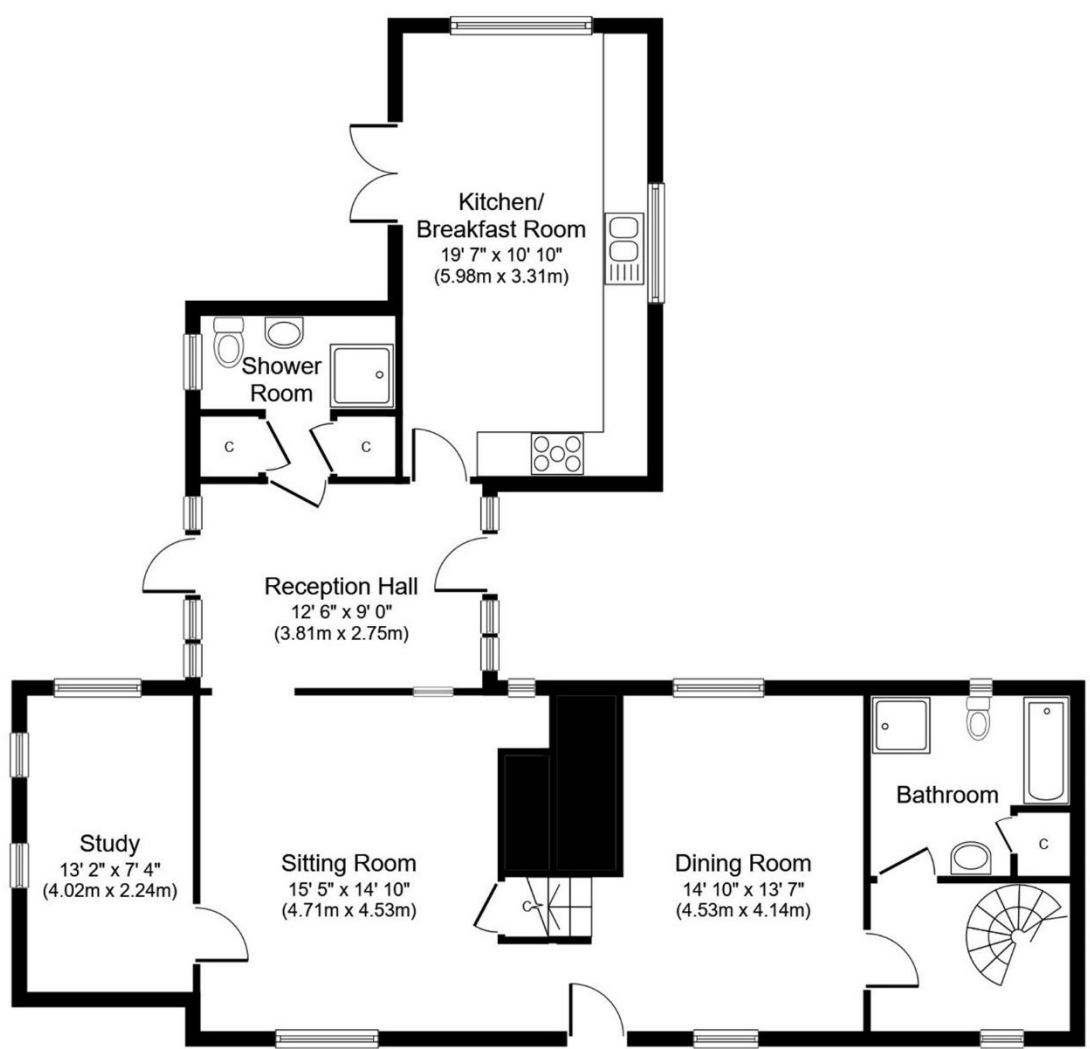
THATCH INFORMATION Front elevation re-thatched and re-ridged in 2019.

WHAT3WORDS fittingly.blink.sleepless

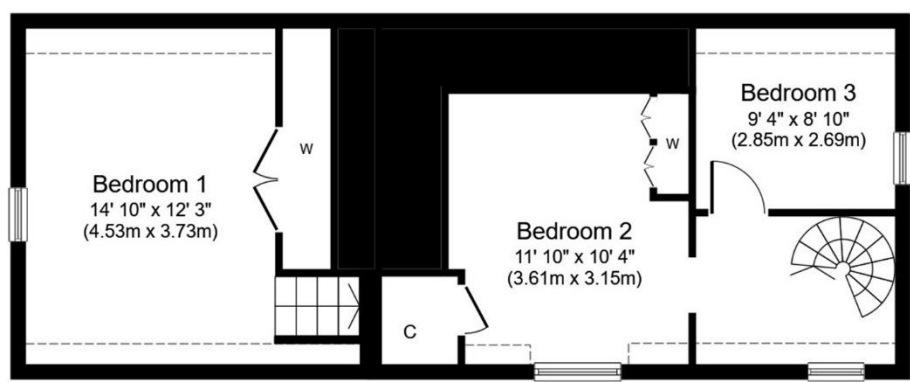
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
1,071 sq.ft.
(99.5 sq.m.)



First Floor
Approximate Floor Area
572 sq.ft.
(53.2 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.

