



**Woodhaven, Dullingham Road  
Newmarket, Cambridgeshire**

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# Woodhaven, Dullingham Road, Newmarket, Cambridgeshire, CB8 9JT

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

Requiring some updating throughout this large and versatile property enjoys 2 large reception rooms with a multi fuel stove, a kitchen/breakfast room, 5 bedrooms and 2 separate bathrooms. The property offers enormous potential for future development and improvements and benefits from a private semi-rural location with some rather special South facing gardens. Additional benefits include a single garage, large driveway and solar panels. A unique and rare opportunity and viewing is recommended.

## **An individual 5-bedroom detached bungalow of approximately 2,200 sq.ft stood in a tucked away location on the outskirts of town, nestling in grounds of around 0.5 acre.**

### **Ground Floor**

**ENTRANCE HALL** With double storage cupboard and doors off to following rooms.

**SITTING ROOM** A large triple aspect room with fireplace and wood burning stove. Archway leading to:

**DINING ROOM** Two windows to front aspect and sliding doors to rear garden.

**KITCHEN/BREAKFAST ROOM** With a matching range of base and eye level units and working top surfaces over. Electric AGA, space for oven, space and plumbing for dishwasher, tiled floors and walls, window to rear and door to:

**CONSERVATORY** With door to side leading out to the stunning rear gardens.

**INNER HALLWAY** With electric meters, fuse boxes, window to front aspect, solar panel controls and doors to bedrooms

**BEDROOM 1** Range of fitted wardrobes and window to front.

**BEDROOM 2** With window to front aspect and built in wardrobes.

**BEDROOM 3** With window to side aspect.

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

**BEDROOM 5** With window to side aspect.

**BATHROOM 1** A four-piece suite comprising low level WC, pedestal sink basin, bidet, panel sided bath with shower over and electric heater.

**BATHROOM 2** A tiled bath with shower over, low level WC, pedestal wash hand basin, loft hatch to ceiling, window to rear, airing cupboard with hot water cylinder and tiled walls and floor.

### **Outside**

The property is approached by a long driveway owned by the property leading to parking at the front for at least 5 vehicles and in turn leading to the **single garage** which is complete with up and over door and power and light connected.

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## Outside (Continued)...

The property stands in sumptuous gardens approaching 0.5 acre (STS) and are mainly laid to lawn with mature flower borders and beds, large range of well stocked plantings and trees. The gardens wrap around the front, side and rear of the property and are predominantly south facing. There is a septic tank situated underneath the large centrally positioned tree. Complete with a range of garden sheds.

**SERVICES:** Mains water and private drainage. Mains electricity connected, electric heating to storage heaters. Solar panels to heat water. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band E.

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

**COUNCIL TAX BAND:** Band D (£2,187.30 per annum).

**TENURE:** Freehold.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 11 mbps download, up to 1 mbps upload.

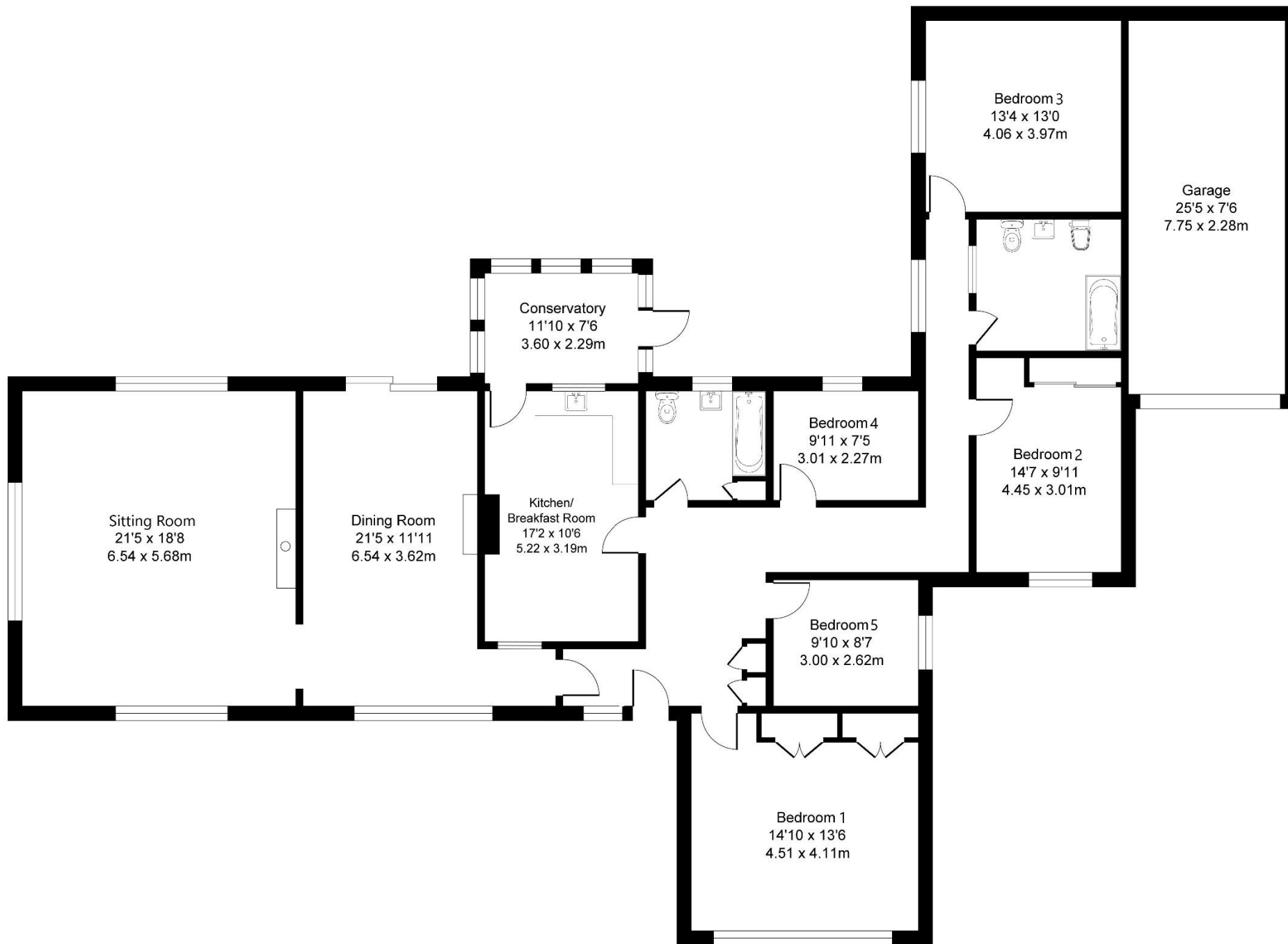
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** resolved.private.satellite

**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.





Total Area: 209.4 m<sup>2</sup> ... 2255 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

