



**76 High Street,
Stetchworth**

**DAVID
BURR**



76 High Street, Stetchworth, Newmarket, CB8 9TJ

Stetchworth is a delightful village set in countryside approximately 3 miles south of the historic racing town of Newmarket. Local amenities include a sports hall, shop, post office, day nursery, a public house and Kettlefields primary school in nearby Dullingham. Dullingham also has a local railway station (18 mins to Cambridge Central Train Station) and the nearby A14 gives good access to the University City of Cambridge, Bury St. Edmunds and London via the A11.

A deceptively spacious former public house, believed to date back to the late 18th century before being extended in the 19th century, adding a certified guest house, and finally becoming this impressive family home. Situated in the heart of one of the region's most sought-after villages, the property has considerable scope for improvement and alterations. With impressive brick and flint elevations, the internal space of the property has unlimited possibilities for configuration to suit any family's needs with numerous reception rooms and five bedrooms (three ensuite). Externally there is extensive mature gardens, gated parking and triple garage.

A prominently situated former public house in this hugely popular Cambridgeshire village.

Ground Floor

ENTRANCE HALL A bright space featuring wooden flooring and stairs rising to the first floor with storage under. Doors leading to:

DINING ROOM With feature fireplace and large sash window to the front aspect.

SITTING ROOM Into the older part of the property, the space has exposed beams and a fireplace with inset woodburning stove. Three windows to the front aspect floor the space with light.

KITCHEN/BREAKFAST ROOM The refitted kitchen features an extensive amount of matching base and wall mounted units with worktops over to create ample preparation surfaces. There is a feature Rayburn cooker as well as a separate electric cooker with extractor above. Plumbing and space is provided for a dishwasher which sits below the sink and mixer tap looking out to the rear gardens. There is an additional window looking out into the hallway which provides additional light into the space.

STUDY With feature stove and sash window to the front aspect.

SNUG Further reception room with inset woodburning stove and window to side aspect.

BOOT ROOM With separate stairs rising to the first floor, providing access to the **games room** which features a window to the side aspect.

UTILITY With butler sink, additional storage and plumbing for water appliances.

SHOWER ROOM With shower, WC and hand wash basin. Window to rear aspect.

CLOAKROOM With WC and hand wash basin. Window to rear aspect.

Basement

CINEMA ROOM Accessed through a pantry cupboard, this fully tanked cinema room is ideal for entertaining and relaxing. Fully kitted with speakers and a projector.

First Floor

LANDING With loft access and window to the rear aspect. Doors leading to:

MASTER BEDROOM A large room with two windows to the rear aspect and built in storage. A walk-through dressing area leads to the **ensuite** which features a bath and shower over, WC, bidet and hand wash basin. Window to the side aspect.

BEDROOM 2 Another double with built in storage and window to the rear aspect. Also featuring an **ensuite** with shower, WC and hand wash basin.

BEDROOM 3 Further double with built in wardrobes and a sash window to the front aspect. With **ensuite** featuring bath, WC, hand wash basin and window to the rear.

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BEDROOM 4 With hand wash basin, built in storage and window to the front aspect.

BEDROOM 5 With hand wash basin, built in storage and window to the front aspect.

DRESSING ROOM With sink and sash window to the front aspect.

STORE ROOM A double aspect room with sink.

BATHROOM With built in storage, the space also features a bath with shower over, WC and hand wash basin.

UPSTAIRS CLOAKROOM With WC and hand wash basin.

Outside

With substantial frontage, the property is approached by a five-bar gate to the side, leading to parking for multiple vehicles. There is currently a **triple garage** with up and over doors, featuring light and power. The property also benefits from an outdoor WC and wood store.

The majority of the remaining gardens are mainly laid to lawn with a host of mature trees and shrubs enriching the space. There is a working Victorian well in the garden as well as a timber shed and green house. The property further benefits from a walled rear courtyard with flint elevations which is accessed from the rear hallway and is ideal for a morning coffee.

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

EPC Band D.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F. (£3,226.64 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

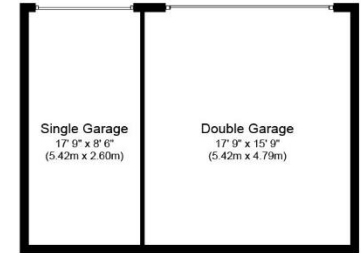
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with all major providers.

WHAT3WORDS tracks.chart.snippets

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.



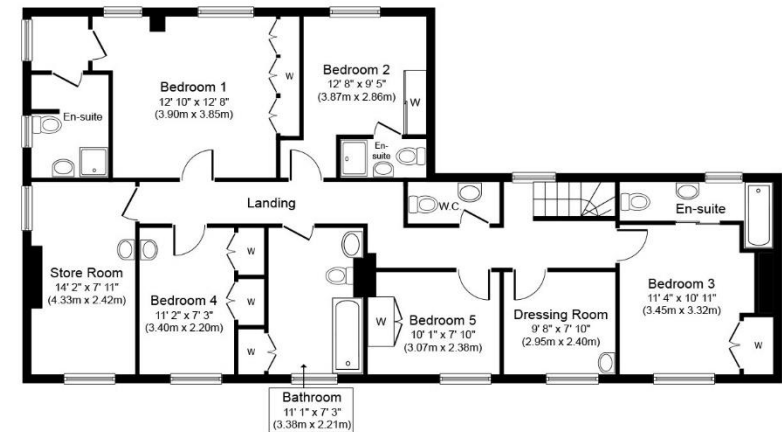
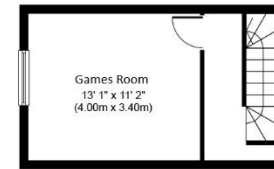


Garage
Approximate Floor Area
437 sq. ft.
(40.6 sq. m.)



Basement
Approximate Floor Area
341 sq. ft.
(31.7 sq. m.)

Ground Floor
Approximate Floor Area
1,817 sq. ft.
(168.8 sq. m.)



First Floor
Approximate Floor Area
1,430 sq. ft.
(132.9 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.





