



Fox House
Fordham, Newmarket

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Fox House, 1 River Lane, Fordham, Newmarket, Suffolk, CB7 5PF

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.

This attractive double fronted period home is situated in a popular village location, convenient for local amenities. The property offers tastefully presented living accommodation, blending original period features with modern finishes, whilst offering a spacious and flexible layout. The property further benefits from enclosed gardens including a delightful mediterranean style courtyard.

An attractive detached property in a sought-after village location.

Ground floor

ENTRANCE HALL: With tiled flooring and stairs rising to the first floor.

DRAWING ROOM: An impressive room featuring wooden flooring and an attractive fireplace with wooden stove, built-in shelving and storage and a door leading to the front aspect.

KITCHEN/BREAKFAST ROOM: The hub of the home, extensively fitted with a range of units under granite worktops with Butler sink inset. Appliances include two Bosch ovens with five ring gas hob, integrated dishwasher and tall fridge, wine cooler whilst the central island provides a breakfast bar under a wooden counter. Open-plan through to the:

DINING ROOM: Enjoying a vaulted ceiling, exposed brick and flint work and featuring a bespoke dresser with French doors opening to the Mediterranean style courtyard.

STUDY: With shelved alcoves, leading through to the:

GYM/PLAYROOM: Of double aspect with a door leading to the rear.

LIBRARY: Fitted with shelving.

CLOAKROOM: With WC and wash basin.

First floor

There are two staircases within the property the primary staircase leads to the:

LANDING: Double cupboard and leads to:

MASTER BEDROOM: A lovely light room featuring built-in storage and outlook to the front.

EN-SUITE: Tastefully fitted with a white suite comprising a WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 2: With cupboard and outlook to the front.

BEDROOM 3: With cupboard and outlook over the courtyard.

FAMILY BATHROOM: Stylishly fitted with a classic white suite comprising WC, wash basin, bath with shower attachment, heated towel rail and wooden flooring.

A secondary staircase leads to the:

GUEST BEDROOM: Enjoying a double aspect with views over open countryside.

SHOWER ROOM: Featuring a WC, wash basin and tiled shower cubicle.

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GARAGE Accessed via the rear of the property, the garage is currently configured as a **Utility Area** with various appliances with extensive built-in cupboards and a door leading to the rear garden and also incorporates a recently partitioned room currently used for dogs.

Outside

The property sits behind a pretty front garden with the lawn flanked by mature beds and borders, trees and shrubs including two impressive topiary mature yew trees. There is parking to the side and additional parking available on the street to the front. The central courtyard is a wonderful attribute providing a private area for Alfresco entertaining with mature lavender, a BBQ area and space for a hot tub, in turn leading through to the rear garden, currently used as a dog run with chicken coop, enjoying a southerly aspect.

SERVICES: Main water and drainage. Main electricity connected, gas fired heating to radiators. NOTE: None of these services have been tested by the agent. Garden irrigation.

EPC RATING: Band TBC.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: F. £3,236.39 per annum for the period 2024/25.

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

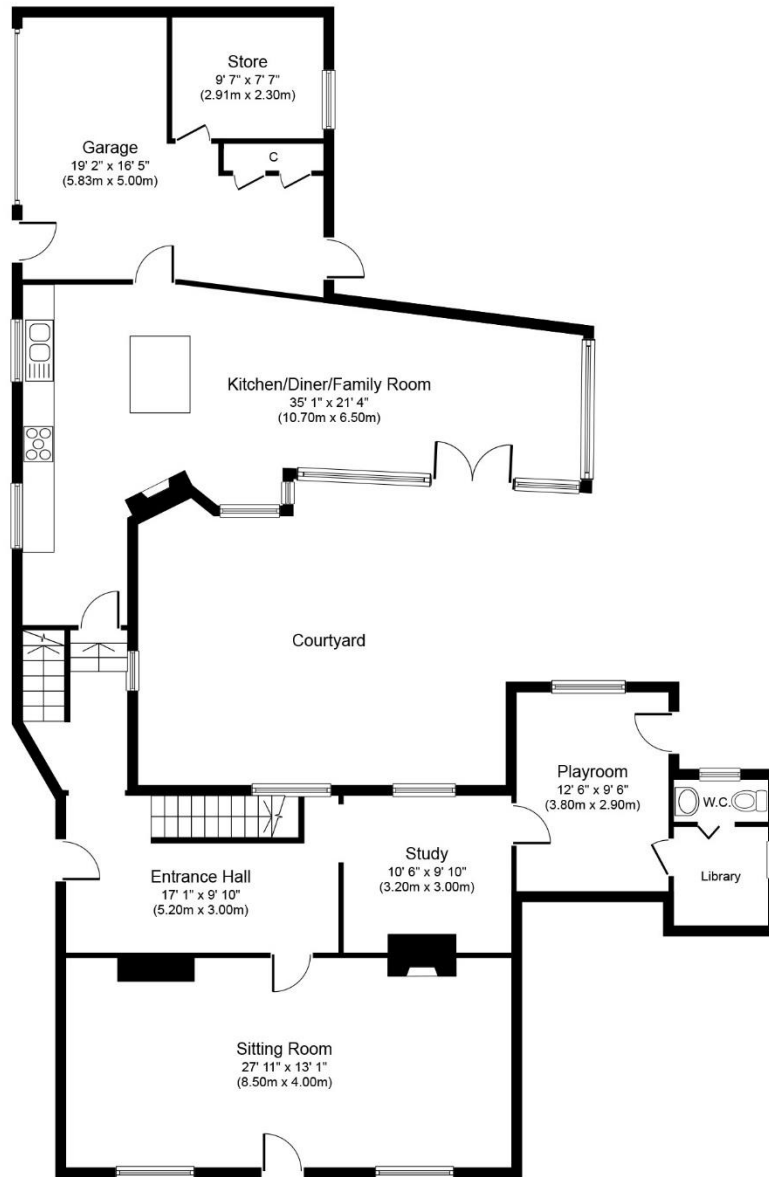
Broadband: Yes. Speed: Up to 72 mbps download, up to 17 mbps upload. **Phone Signal:** Yes. Provider: Likely providers are noted as O2 and Vodafone.

WHAT3WORDS: uplifting.carpentry.motels

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,667 sq. ft.
(154.9 sq. m.)



First Floor
Approximate Floor Area
889 sq. ft.
(82.6 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.

