



**The Rosary**  
**Brinkley, Newmarket**

**DAVID  
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# The Rosary, High Street, Brinkley, Newmarket, Suffolk, CB8 0SE

Brinkley is set amidst undulating countryside some 12 miles east of the University City of Cambridge and approximately 6 miles from Newmarket. The village is well situated for access to the A11 dual carriageway which interconnects with the M11 motorway and many of the regions principal traffic routes. It features a pub, The Brinkley Lion and a church, St Mary's Church.

A charming detached Victorian property situated in a quiet village location in a private, tucked away position. The property offers a delightful combination of period features and modern finishes with a spacious and flexible layout all set within mature gardens offering a great deal of privacy with the added benefit of off-road parking and a garage.

## A charming detached Victorian property with parking and a garage in a quiet village location.

### Ground Floor

Entrance via entrance lobby with door leading into the entrance hall with stairs rising to the first floor.

**SITTING ROOM** An elegant room featuring an attractive fireplace with wood burning stove, wooden floorboards and large bay window overlooking the front garden.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of units under worktops with a double stainless-steel sink inset. Appliances include a double oven range cooker with 5 ring electric hob and hood over, space for a washing machine, dishwasher and fridge whilst wooden flooring leads into the dining area.

**GARDEN ROOM** A lovely light room with door leading to the rear garden.

**BEDROOM 4/STUDY** A flexible room with a double wardrobe and outlook over the rear garden.

**SHOWER ROOM** Tastefully fitted with a white wc, wash basin, walk in shower and a heated towel rail.

### First floor

Landing with minstrel's gallery

**BEDROOM 1** A spacious room with sash window overlooking the front garden

**BEDROOM 2** Outlook over the rear garden

**BEDROOM 3/DRESSING ROOM** Ideal for use as a nursery or dressing room with large cupboard and outlook over the front garden.

**BATHROOM** Fitted with a white wc, wash basin and panelled bath and airing cupboard.

### Outside

The property sits in a quiet, tucked away location approached by off road parking leading to a **SINGLE GARAGE** with light and power, adjacent log store and store room to the rear.

To the front are delightful, cottage style gardens with the lawn flanked by mature beds and borders, trees and shrubs including an apple and pear tree.

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Gated access leads to the rear with a delightful dining terrace under the cover of a mature fig tree and open onto another lawn flanked by mature beds and borders enjoying a southerly aspect with a garden shed and store.

**SERVICES** Oil fired heating, main water, drainage and electricity. 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 E (£2,724.74 per annum).

**TENURE** Freehold.

**COMMUNICATION SERVICES (source Ofcom)**

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

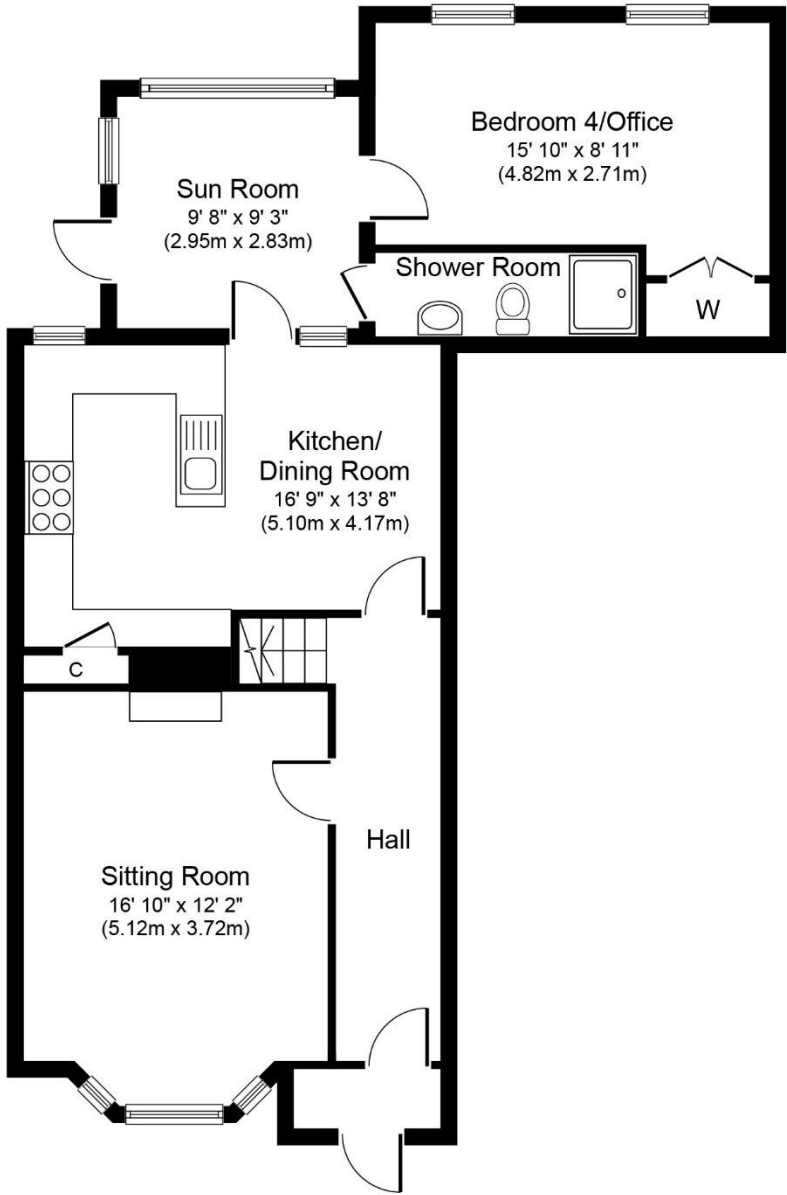
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS** [slimming.provider.comb](https://www.what3words.com/slimming.provider.comb)

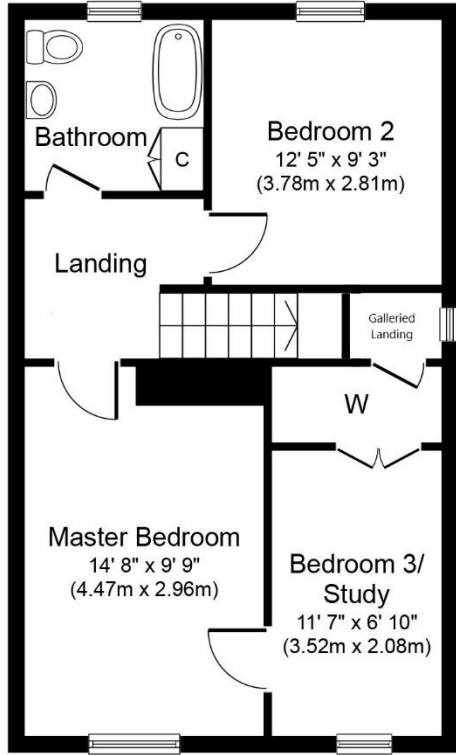
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.

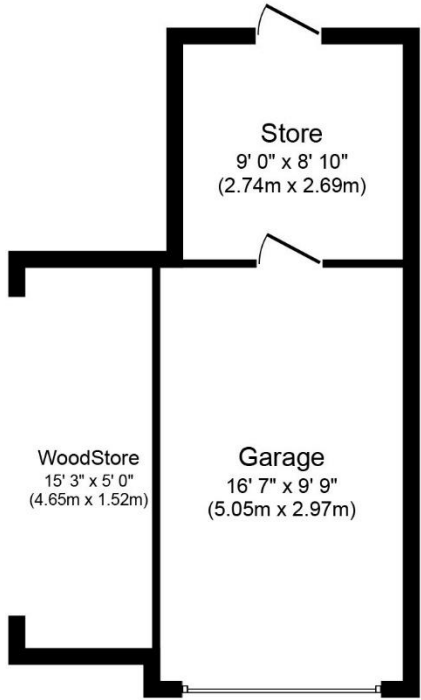




**Ground Floor**  
Approximate Floor Area  
810 sq. ft.  
(75.3 sq. m.)



**First Floor**  
Approximate Floor Area  
480 sq. ft.  
(44.6 sq. m.)



**Outbuilding**  
Approximate Floor Area  
323 sq. ft.  
(30.0 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.

