

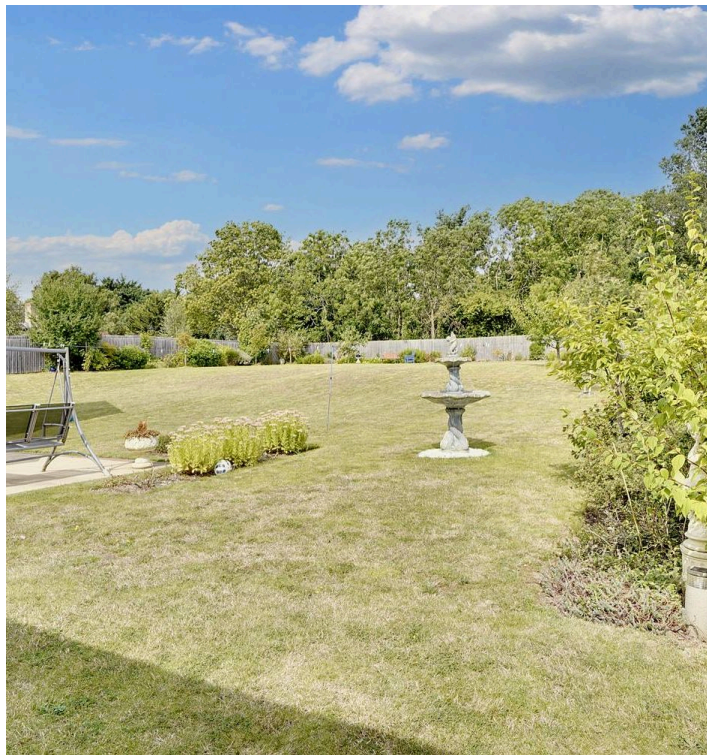


12 Shepherd Close, Exning
£875,000

HOCKEYS
ESTABLISHED 1885







12 Shepherd Close

Exning, Newmarket

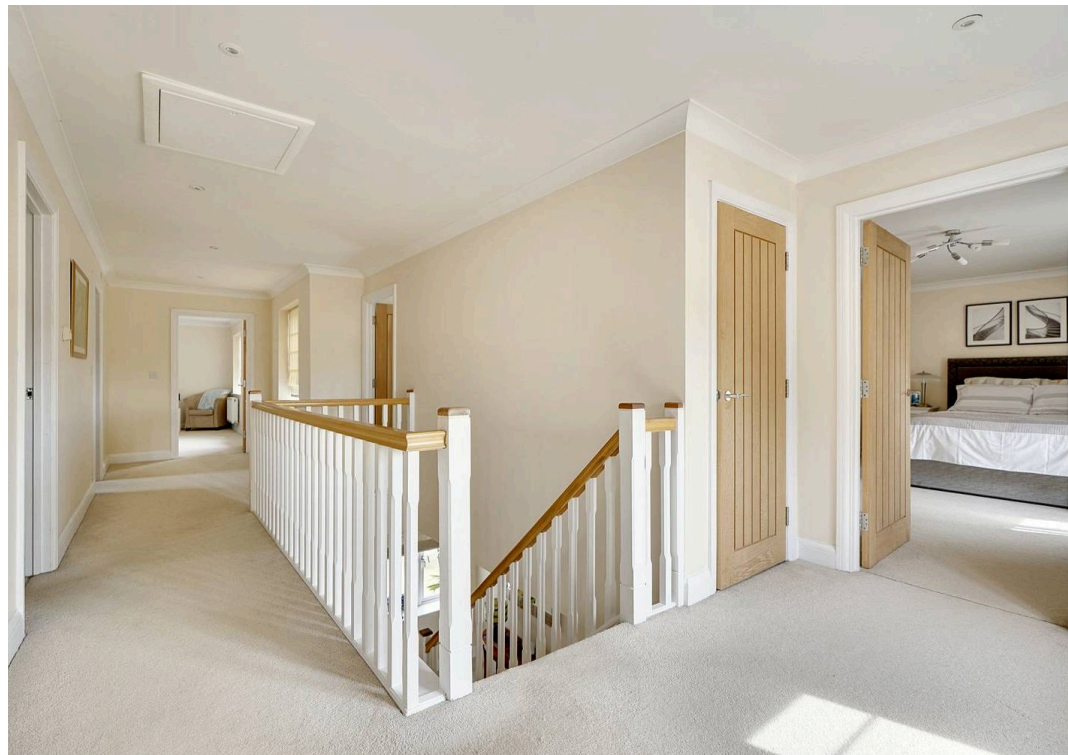
Exceptional five bedroom detached family home in executive development. Elegant interior with beautiful kitchen, living room, dining room, study, utility & GF/WC. Generous Landing, two ensuites & dressing room. Extensive front and rear gardens, and double garage. Outstanding local schools.

Council Tax band: G

Tenure: Freehold

- Five double bedroom, detached family home
- Executive small development of only twelve similar houses
- Immaculately presented accommodation throughout
- Extensive front and rear gardens in excess of 1/2 acre. Huge potential to extend (STPP)
- Ensuite & dressing room to principal bedroom
- Ensuite to bedroom two, four piece family bathroom & GF/WC
- Double garage & impressive driveway
- Living room, study, home office & impressive kitchen/dining room
- Outstanding local schools and many amenities nearby
- A truly remarkable family residence





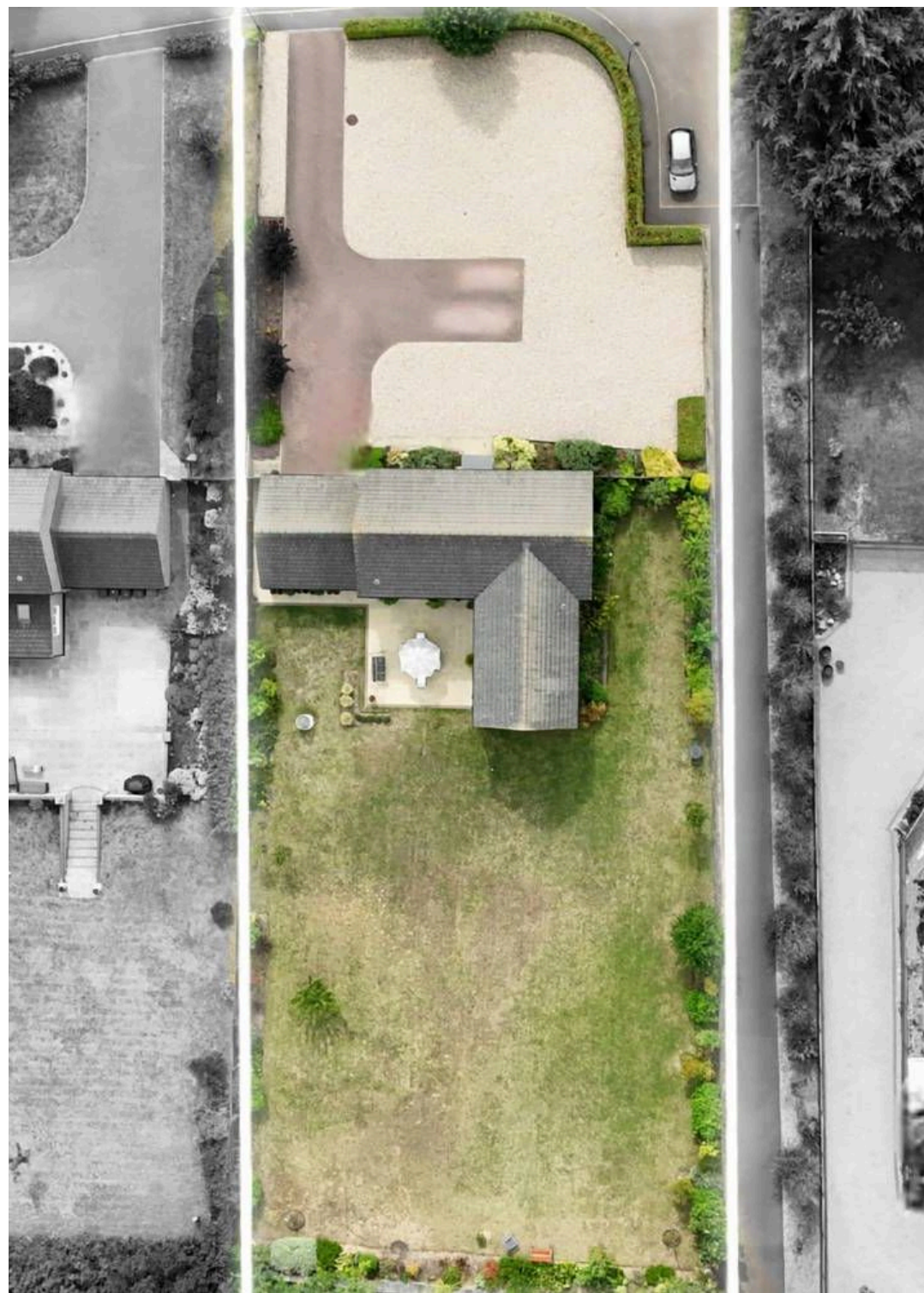
12 Shepherd Close

Exning, Newmarket

Introducing a truly exceptional residence. This five-bedroom detached family home is nestled within an executive small development of only twelve similar houses, offering exclusivity and privacy to its discerning residents. Immaculately presented throughout, this property boasts a perfect blend of space, comfort, and opulent design with over 3000sqft of meticulously designed accommodation. Upon entering, you are greeted by a beautiful entrance hallway that sets the tone for the rest of the home. The living room exudes elegance and sophistication, with dual aspect windows to front and 'French' doors to rear, ideal for both relaxing evenings with loved ones and entertaining guests in style. For those who appreciate working from home, there is a dedicated home office & generously sized dining room providing ample space for productivity and focus.

The heart of the home lies in the impressive kitchen/dining room, a culinary haven that seamlessly combines functionality with aesthetics. This space is equipped with high-end appliances and bespoke cabinetry, perfect for creating gourmet meals to be enjoyed with family and friends. There is a fabulous size central island and space for a large dining table and chairs. To the side aspect are bi-folding doors leading out onto the impressive patio area. The kitchen leads through into the utility room offering matching wall and base mounted units, sink with mixer taps over and in-built appliances. In addition, there is a convenient ground floor WC for guests and visitors alike. Upstairs, the vast landing space leads through into the five double bedrooms which are all generously proportioned. The principal bedroom features an ensuite bathroom and a dressing room, exuding a sense of luxury and comfort. Bedroom two also benefits from an ensuite and in-built wardrobes, while the immaculate four-piece family bathroom caters to the needs of the remaining three bedrooms.

Outside, the property is surrounded by extensive front and rear gardens spanning over half an acre, offering a serene and picturesque setting. A tree-lined backdrop with large lawn, flower beds and well-appointed patio area complete the rear garden which is fully bordered by 6ft panel fencing offering gated side access. With the potential to extend (subject to obtaining the necessary planning permission), the possibilities for outdoor living and landscaping are endless. A double garage and an impressive driveway provide ample parking space for multiple vehicles.

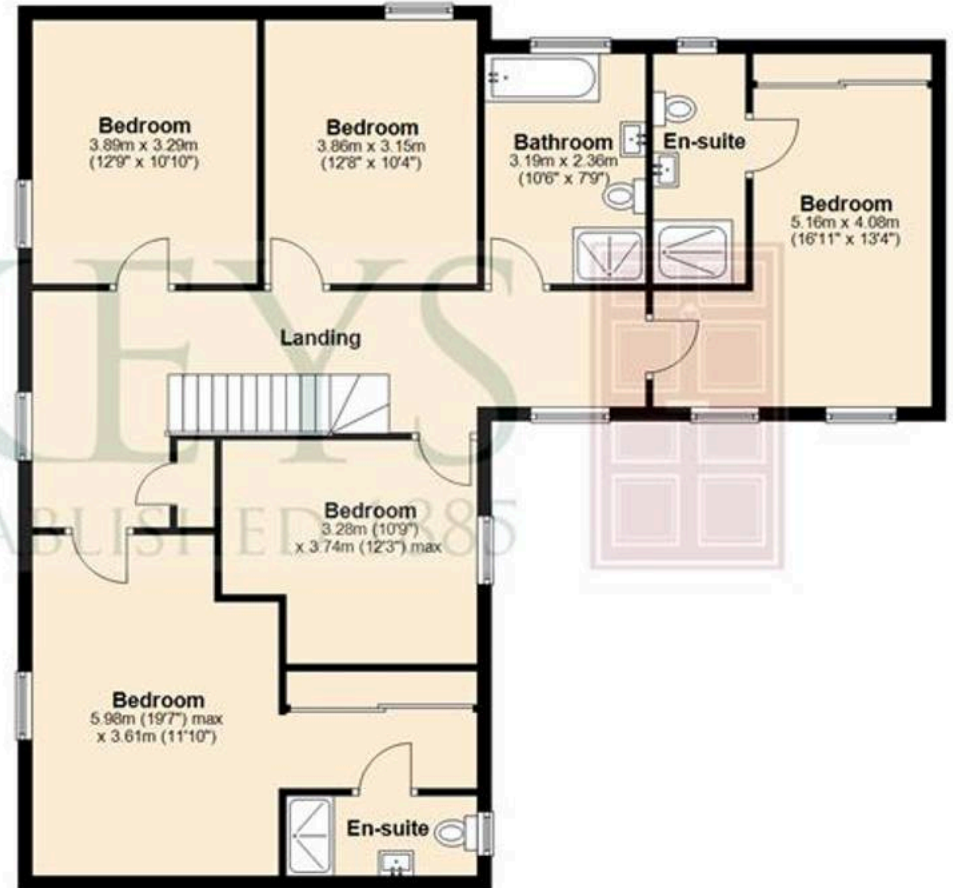




Ground Floor



First Floor



Total area: approx. 232.8 sq. metres (2505.6 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan, All measurements are approximate and we take no responsibility for error, omission or misrepresentation. This floorplan is for illustrative purposes only. Plan produced using PlanUp.



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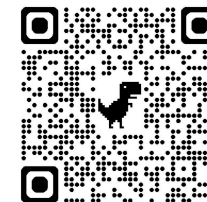
You Convey (Conveyancing Specialist)



Meet Our Newmarket Team



<https://www.hockeys.co.uk/estate-agents/newmarket/>



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