



**White House Stud**  
**Kennett, Suffolk**

**DAVID  
BURR**



# White House Stud, Warren Road, Kennett, Cambridgeshire, CB8 7QP

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a range of local amenities including public houses, a village store/Post Office, recreation field, primary school and railway station. The new Kennett Garden Village development will bring additional amenities in the coming years including a secondary school.

A unique detached property with detached self-contained annexe set within 4.7 acres. The property offers charming period features and the potential to enlarge (STP) with an adjacent detached 2-bedroom detached guest/staff annexe all set with extensive grounds ideally suited for equestrian use or as a small holding with paddocks, 5 stables, ample space for an arena/menage and with excellent hacking nearby.

## A charming period home with detached 2-bedroom annexe set within 4.7 acres with excellent equestrian facilities.

### Ground Floor

**ENTRANCE HALL** Stairs rising to the first floor and a storage cupboard.

**SITTING ROOM** An open fireplace with a bay-window to front aspect and further windows to side and rear.

**STUDY/PLAYROOM** Bay-window to front aspect, fitted storage and a fireplace with an inset electric fire.

**DINING ROOM** A fireplace with an inset electric fire and windows to both sides and rear aspects.

**KITCHEN** Beautifully fitted with timber units, granite worktops and an inset double butler sink and drainer. Integrated appliances include a dishwasher, fridge and a freestanding 'Rangemaster' cooker. Tiled floor, exposed beams and a window to side aspect.

**SHOWER ROOM** Extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a window to rear aspect.

**REAR HALL** Tiled floor and window to rear aspect.

**UTILITY ROOM** Window to rear aspect, fitted units and an inset sink and drainer. Door to front aspect.

### First Floor

**LANDING** An airing cupboard, eaves storage and a window to rear aspect.

**MASTER BEDROOM** Fitted wardrobes and windows to front, rear and side aspects.

**BEDROOM 2** Windows to front and side aspects.

**BEDROOM 3** Fitted wardrobes and window to front aspect.

**BATHROOM** Extensively tiled with a roll top bath, wash hand basin, WC, heated towel rail and a window to front aspect.

### Annexe Ground Floor

**SITTING/DINING ROOM** Windows to side and rear aspects and stairs rising to the first floor.

**KITCHEN** Newly fitted units, worktops over with an inset sink and drainer. Space for appliances and window to front aspect.

**BATHROOM** Extensively tiled with a bath, WC, wash hand basin and window to side aspect.

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## Annexe First Floor

**BEDROOM 1** Fitted wardrobes and window to front aspect.

**BEDROOM 2** Window to side aspect and fitted wardrobe

## Outside

The property is approached through metal gates which open to the large gravel driveway which provides parking for several vehicles and access to the **INTEGRAL GARAGE**. The front gardens are predominately lawned with established hedging and trees. The rear garden is impressively manicured with a number of flower beds stocked with mature plants and shrubs and a wonderful selection of mature trees scattered throughout and also features an enclosed courtyard ideal for al fresco entertaining with a brick bbq. Beyond the garden are 6 paddocks including 3 isolation paddocks and a field shelter with separate gated road access and ample space for an arena/menage subject to the necessary consents. **STABLE YARD** Comprising 5 stables and haystore/tackroom with light, power and water.

Excellent hacking is conveniently located a short distance away on Green Lane opening to a network of trails.

**AGENTS NOTE:** We understand there is some form of uplift clause in place on the property from a previous owner regarding future development of the land. Please ask for further information.

**SERVICES:** Oil fired central heating. Mains water, drainage and electricity. Recently updated heating system in the annexe. **NOTE:** None of these services have been tested by the agent.

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

**CONSTRUCTION** Traditional timber and brick construction

**EPC:** TBC

**TENURE:** Freehold.

## COMMUNICATION SERVICES (source Ofcom):

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

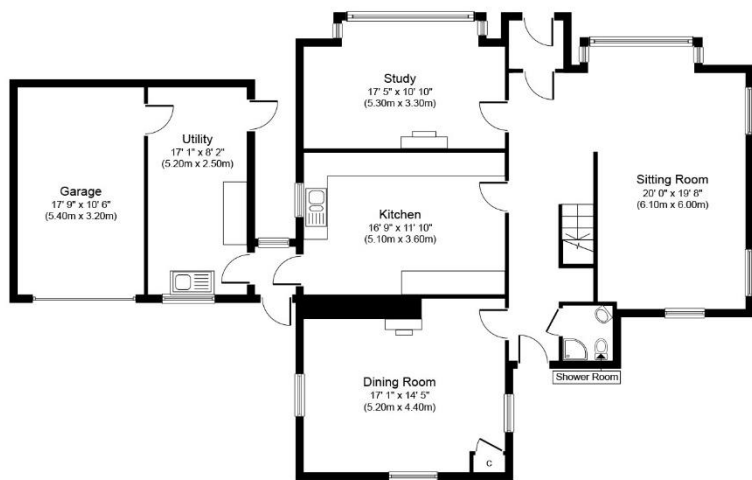
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** yawned.closes.incorrect

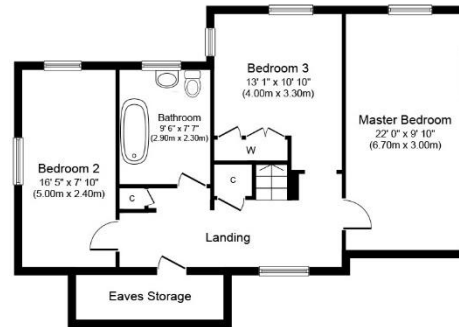
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

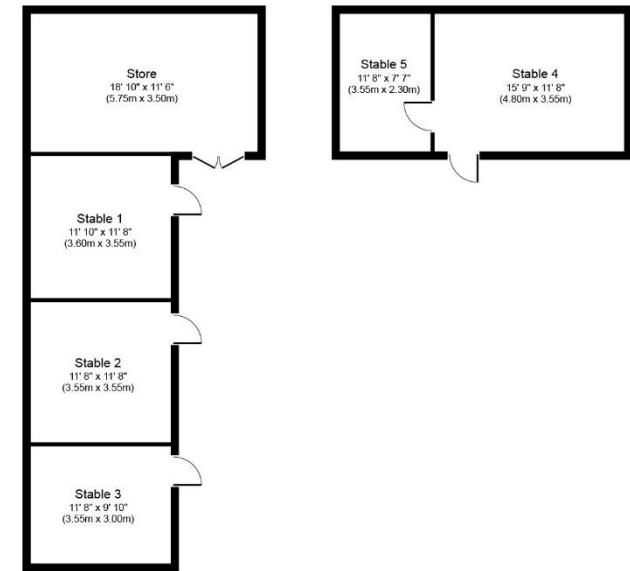




**Ground Floor**  
**Approximate Floor Area**  
**1,434 sq. ft.**  
**(133.2 sq. m.)**



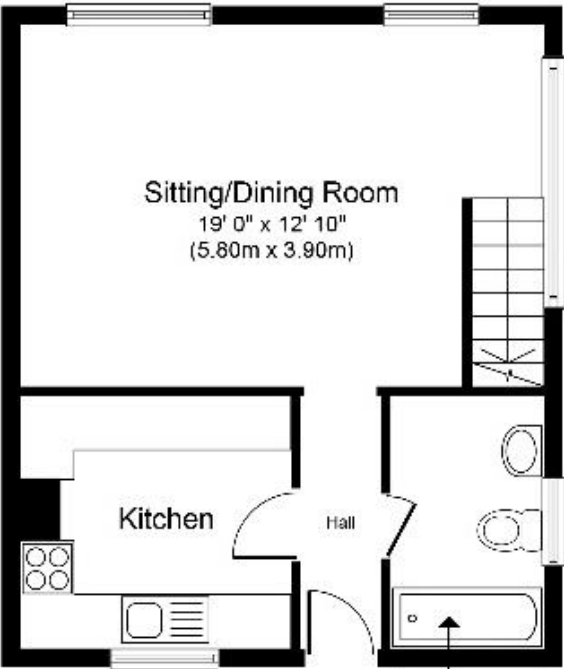
**First Floor**  
**Approximate Floor Area**  
**738 sq. ft.**  
**(68.6 sq. m.)**



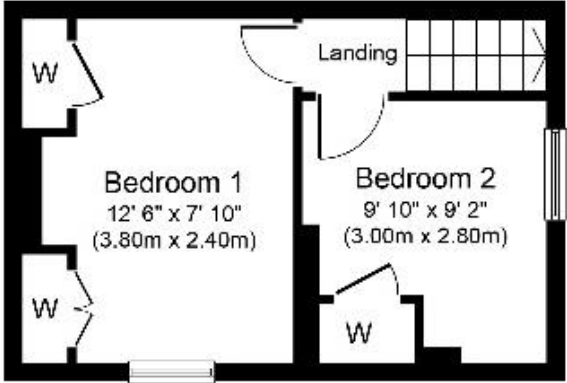
**Outbuilding**  
**Approximate Floor Area**  
**886 sq. ft.**  
**(82.3 sq. m.)**

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.

# ANNEXE



Ground Floor  
Approximate Floor Area  
431 sq. ft.  
(40.0 sq. m.)



First Floor  
Approximate Floor Area  
237 sq. ft.  
(22.0 sq. m.)



