



DAVID
BURR

THE OAKS
WORLINGTON, SUFFOLK



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The Oaks, Newmarket Road, Worlington, Bury St. Edmunds, Suffolk.

A substantial and exceptionally finished detached family home on the outskirts of Worlington measuring in excess of 6,000 sq. ft, set within wonderful grounds of approximately 1.7 acres.

- Magnificent six-bedroom detached family home.
- In excess of 6,000 sq. ft of accommodation.
- High quality bespoke kitchen/breakfast room.
- 4/5 reception rooms.
- Fully tanked dry cellar.
- Six ensuite bedrooms with built in storage.
- Stunning entrance hall.
- Utility and downstairs shower room.
- Beautiful vaulted garden room.
- Extensive and secure gated parking.
- Range of outbuildings including garaging, store rooms and a workshop.
- Mature gardens totalling 1.7 acres.
- Popular Suffolk village with great commuter links.



LOCATION

The Suffolk village of Worlington lies approximately 8 miles north east of the world-renowned horse-racing town of Newmarket and approximately 20 minutes commute to the outskirts of Cambridge. It is home to the Royal Worlington, often listed among the UK's top 100 golf courses, and the highly regarded Worlington Hall hotel and restaurant. There is also an active cricket club and a pub, all with excellent links to the A11.

THE PROPERTY

The Oaks is a substantial and modern six-bedroom detached home which has been designed, built and maintained to an impeccable standard. The property measures in excess of 6,000 sq. ft and has the perfect blend of modern finishes whilst still keeping a homely feel throughout.

Extensive accommodation is arranged across two floors to include a stunning entrance hall, four/five reception rooms, a fantastic kitchen/breakfast room, separate utility room and cellar, whilst upstairs comprises of six generously sized ensuite bedrooms.

Externally the property is in no way let down, approached through electric gates onto the sweeping shingle driveway which leads to the turning circle. The whole plot is secure with hedging to the front providing complete privacy. Towards the rear of the plot is a selection of outbuildings including garaging, carports and a workshop. The remainder of the plot has a whole host of mature shrubs and specimen trees.

In all, the property sits in grounds of approximately 1.7 acres.

POSTCODE: IP28 8RZ.

WHAT3WORDS: thickens.untruth.watch

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX: Band G. (£3,522.10 per annum).

TENURE: Freehold.

AGENT'S NOTES

- **The property benefits from CCTV, an intercom system for the electric gates as well as a home alarm system.**
- **Externally, the grounds have an irrigation system to help maintenance of the gardens, and these are fully enclosed on all aspects.**
- **The Oaks retains a right of access behind the neighbouring property out onto Green Lane.**



Ground Floor

ENTRANCE HALL: A stunning space with stone floors and a bifurcated oak staircase rising to the first-floor galleried landing. Doors leading to:

SITTING ROOM: Double aspect space with stone floors continued from the entrance hall. Open fireplace with marble surround, air conditioning, doors leading to the rear garden and further doors to the:

GARDEN ROOM: A beautiful triple aspect vaulted space with exposed timbers, glazing on all sides and doors leading to the rear garden.

CLOAKROOM: Fitted with WC and hand wash basin with storage below. Window to side aspect.

DINING ROOM: Another double aspect room with stone floors. Built in storage and a feature fireplace.

STUDY: A fully fitted home office with built in storage and desk space for multiple occupants.

BILLIARDS ROOM: A substantial triple aspect room currently used as a snooker and games room. The space features a fitted bar in one corner, and the table is available by separate negotiation.

KITCHEN/BREAKFAST ROOM: This really is the heart of the home. Carefully designed, the Charles Yorke kitchen is a combination of matching base and wall mounted units topped with polished granite worktops. Integrated appliances in the space include a large AGA, fridge/freezer, dishwasher, microwave as well as a double width Villeroy & Boch butler sink with mixer tap overlooking the front aspect. The remainder of the space provides ample dining space including a spacious breakfast bar and is complete with French doors to the front aspect as well as a window seat to the side.

REAR LOBBY: With stone floors, a door to each side aspect, built in storage and stairs down to the cellar.

UTILITY ROOM: A range of base and wall units providing ample storage. Space and plumbing for washing machine and tumble dryer as well as a butler sink looking out to the side aspect.

SHOWER ROOM: With fully tiled shower, WC and hand wash basin with storage below. Window to the side aspect.

Lower Ground Floor

CELLAR: Fully tanked cellar providing ample storage space with a range of possibilities.

First Floor

GALLERIED LANDING: Double aspect with windows front and rear. Doors leading to:

MASTER BEDROOM: A stunning master suite which features windows overlooking the front aspect. With built in wardrobes leading to the DRESSING ROOM which is fitted with additional storage and a dressing table. The ENSUITE is beautifully finished, fully tiled with a walk-in shower, rolltop bath with mixer taps, WC and dual hand wash basins. Window to the side aspect.

LANDING: With windows to the rear aspect and two separate airing cupboards.

BEDROOM 2: A double aspect room with built in wardrobes. Featuring an ENSUITE which is fully tiled and features a walk-in shower, separate bath, WC, hand wash basin and Velux windows.

BEDROOM 3: A double aspect room with built in wardrobes and separate ENSUITE with walk in shower, WC and hand wash basin.

BEDROOM 4: Another double aspect room with built in wardrobes and separate ENSUITE with bath, separate shower, WC and hand wash basin. With Jack & Jill door onto the landing.

BEDROOM 5: A double aspect room with built in wardrobes and separate ENSUITE with walk in shower, WC and hand wash basin.

BEDROOM 6: South facing room with built in wardrobes as well as an ENSUITE with walk in shower, WC and hand wash basin.



Outside

The property is approached via a large sweeping gravel driveway with electric gates. In front of the house is a beautiful carriage circle with a selection of mature plants and shrubs in the centre. The driveway continues around to the rear of the property where there is further secure gated parking for somewhere in the region of a dozen vehicles.

The rear of the property has a selection of outbuildings which have a whole host of uses. There is a DOUBLE CARPORT, DOUBLE GARAGE, two STORE ROOMS with stable doors, as well as a separate WORKSHOP and OUTDOOR WC. All of these are complete with light and power.

Within the meticulously landscaped gardens which surround the whole property, there are beautifully manicured lawns, a variety of specimen trees and mature planted flower beds. Additional benefits to the garden are the substantial vegetable garden with greenhouse as well a large compost heap.

In all, the total plot equates to just over 1.7 acres.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Ground source heating system to underfloor heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C. Copy available upon request.

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick & block construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No Speed: 41 mbps download, 9 mbps upload

Phone signal: Yes; Likely with all major providers.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: N/a

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: The property retains a right of way to the rear of the neighbouring property out onto Green Lane.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

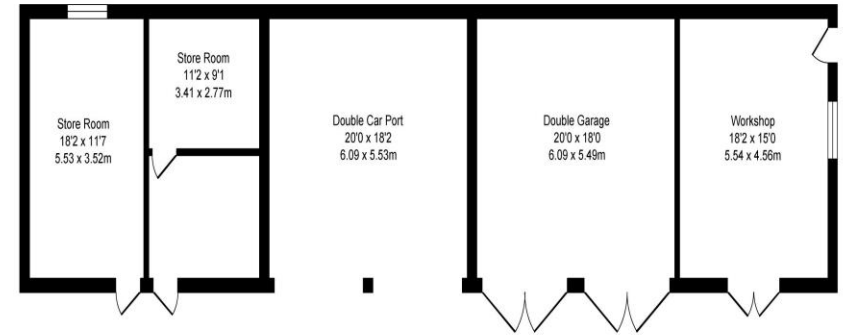
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: Low.

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.

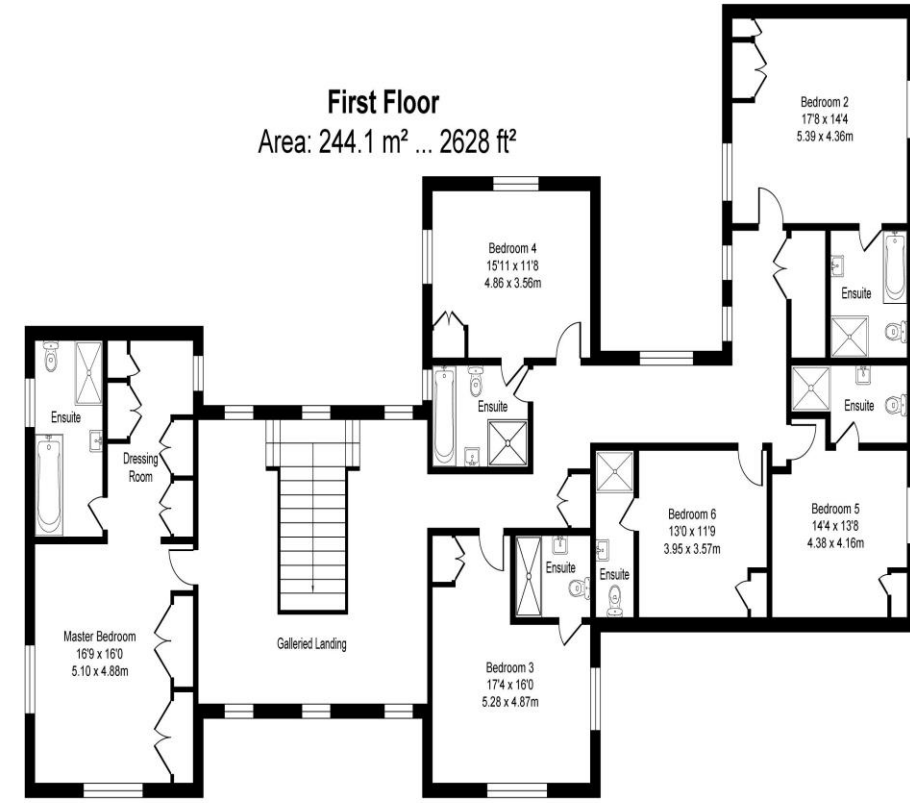
Outbuilding
Area: 98.8 m² ... 1064 ft²



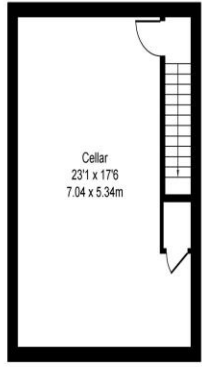
Ground Floor
Area: 351.9 m² ... 3788 ft²



First Floor
Area: 244.1 m² ... 2628 ft²



Cellar
Area: 38.8 m² ... 418 ft²



Total Area: 733.6 m² ... 7898 ft²

All Measurements are approximate and for display purposes only





