

WELLS PARK FARM

WHITTLESFORD ▣ NR CAMBRIDGE ▣ CAMBRIDGESHIRE





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Cambridge City Boundary 4 miles, Newmarket 17 miles, Stansted Airport 22 miles, London 57 miles
(distances approximate)

A superbly located residential and equestrian property within striking distance of Cambridge, extending to 75 acres in all, with exceptional facilities including high quality American barns with stabling, paddocks, manège, arena, garaging, useful outbuildings and spectacular landscaped grounds.

2450 sq.ft Single Storey House with Reception Hall, Sitting Room, Dining Room, Library, Kitchen/Breakfast Room, Utility Room, Master Bedroom with Dressing Room and En-Suite Bathroom, Two Further Double Bedrooms with En-Suite Shower Rooms. Scope for two en-suite double bedrooms in the roof space.

Electric Gated Driveway and Parking, Double Garage, Office with Kitchen and Cloakroom, Workshop and Store, Games Room with Cloakroom, doorway to stairs and Store Room above. Superb Landscaped Grounds with Pond and Lake, Kennelling and Garden Stores.

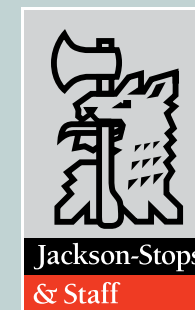
2 American Barns with 24 Stables, Feed Room, Veterinary Room, Working Carriage and Warm Wash/Preparation Areas, Barn with Carriage Store and useful mezzanine floor, 17 Post and Rail Paddocks, Floodlit Fibre Sand Manège, Smaller Arena and Large Grass Arena. Hay Store and Muck Heap. 2 Foaling Boxes, 2 Tack Rooms, Office, Staff Room with Kitchen, Laundry Room, Shower Room and Cloakroom.

Groom's Flat with Entrance Hall, Sitting Room, Kitchen, Bedroom and Bathroom.



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Features

- Highly accessible to Cambridge
- Excellent commutability to London and Stansted
- 2450 sq.ft Single Storey House offering scope for further accommodation
- Electric gated driveway with parking and double garage
- Office with kitchen and cloakroom
- Workshop, games room and 2 useful store rooms
- Attractive landscaped grounds with pond and lake
- Kennelling and garden stores
- 2 American barns with 24 stables, feed room, veterinary room, working carriage and preparation areas
- Barn with carriage store
- 17 watered post and rail paddocks with electric tape
- Very large floodlit manège, smaller arena and large grass arena
- Hay store and muck heap
- 2 foaling boxes, 2 tack rooms, office, staff room with kitchen
- Laundry room, shower room and cloakroom
- 1 bedroom groom's flat
- In all about 75 acres (sts)





The Property

Delightfully situated, Wells Park Farm is an impressive residential and equestrian property set in 75 acres of well maintained grounds and paddocks enjoying far reaching views over the pond and adjoining grounds. The spacious single storey house was built in 1992 with brick elevations under a Welsh slate roof, offering generously sized accommodation. The property features a welcoming reception hall, good sized reception rooms enjoying views

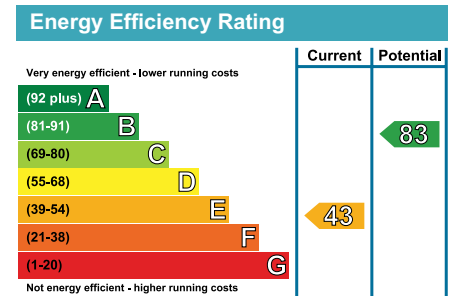
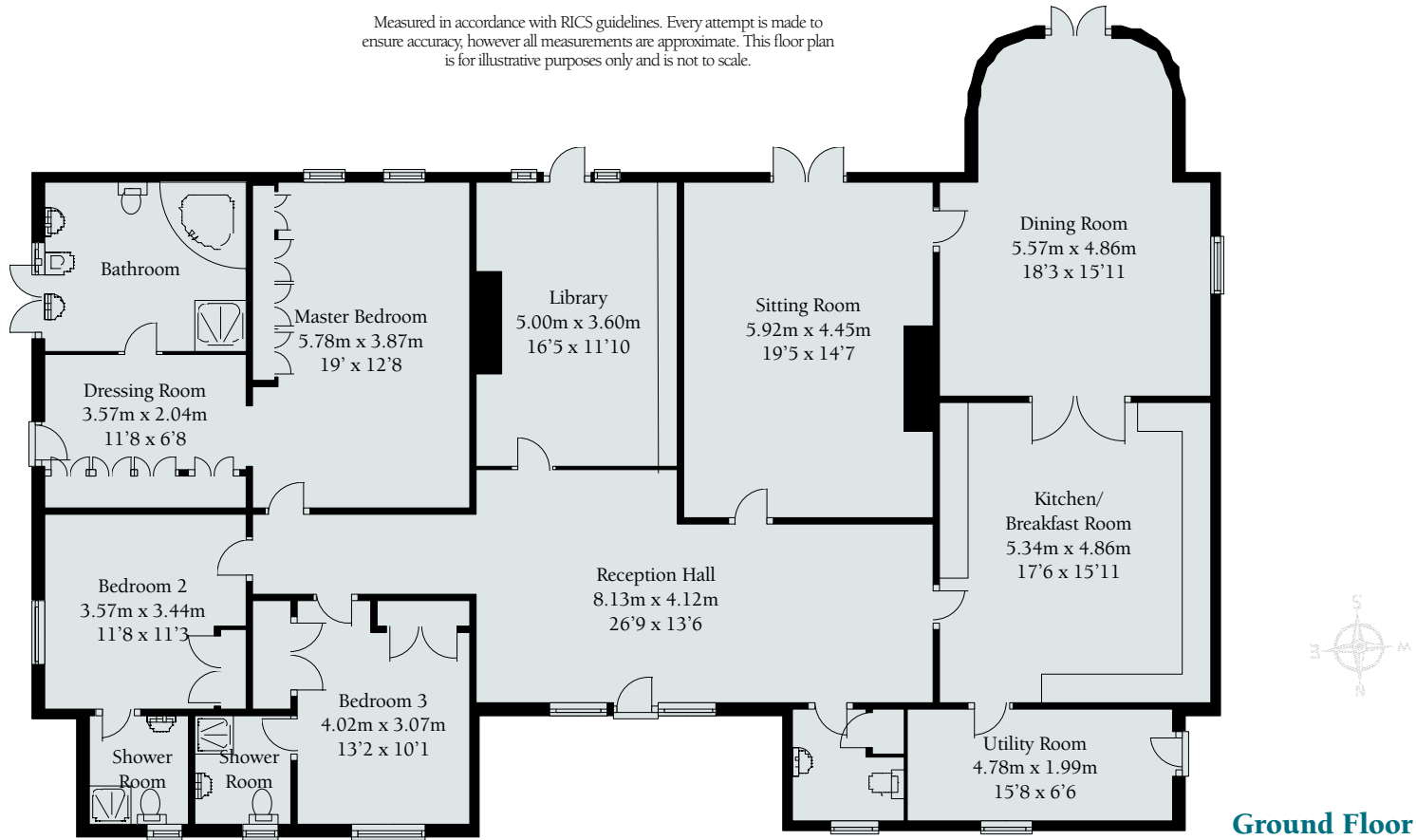
over the garden and grounds, kitchen/breakfast room with Aga, utility room, master bedroom suite and 2 further double bedrooms with en-suite shower rooms. The large loft offers scope for two additional en-suite double bedrooms.

The superb equestrian facilities, established gardens and grounds are a particular feature of the property.



Approximate Gross Internal Floor Area:
228 sqm (2450 sqft) excluding Loft Area

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



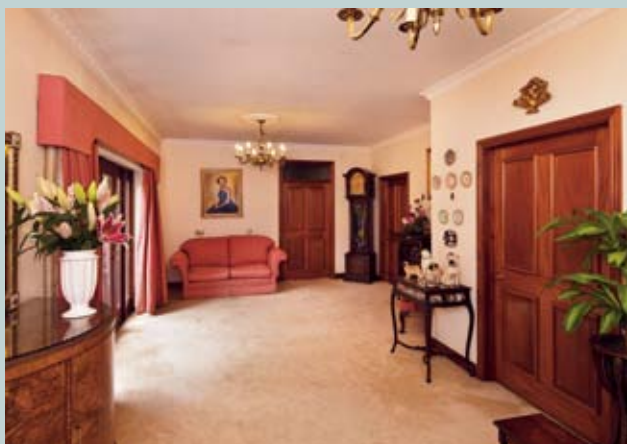


Location

Wells Park Farm occupies a stunning sheltered position on the edge of the village of Whittlesford, just 4 miles south of Cambridge. Despite its rural location, Wells Park Farm is only 2 miles from Little Shelford and Great Shelford providing a range of traditional shops together with amenities including a bank, garage, pharmacy and Post Office. Addenbrooke's Hospital is 4 miles away and the property is within striking distance of the M11 and railway stations at Whittlesford and Great Shelford providing good access for the commuter.

Cambridge, the principal city of East Anglia, famed for its beautiful colleges and 'hi-tech' industry, provides an extensive range of excellent shopping, recreational and business facilities together with some of the finest schools in the country. Communications are excellent with Cambridge, Shelford and Whittlesford mainline railway stations providing frequent commuter services to Liverpool Street and King's Cross. Stansted International Airport, with an increasing number of destinations, is a convenient drive to the south, where there is also the Stansted Express, which provides frequent trains to Liverpool Street. Junction 10 of the M11 motorway at Duxford provides access to London and the M25.

There is racing at Newmarket only a short drive and the Gog Magog Golf course is only 4 miles away. Wells Park Farm is well placed for access to 2 well known beauty spots, Wandlebury Country Park including Wandlebury Ring itself was an Iron Age hill fort and Magog Down. Both of these areas provide attractive walks through woodland and meadows with a great variety of wildlife, flowers and trees.





Outside

Wells Park Farm is approached through a pillared entrance with electric gates leading to a tree lined driveway providing extensive parking and turning for several vehicles and access to the double garage, equestrian facilities, outbuildings and grounds. The attractive and completely private grounds have been very well maintained and provide a fantastic country setting for a residential and equestrian property, with manicured lawns, a variety of mature specimen trees and lake. Large terraces adjoin the rear of the property providing an impressive setting for alfresco dining and entertaining, with views over the pond, bridge and grounds.





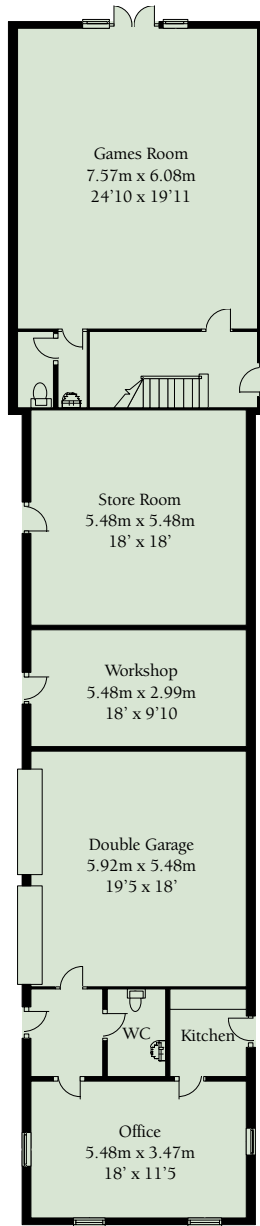
The superb high quality equestrian facilities include 2 American Barns with 24 Stables, Feed Room, Veterinary Room, Working Carriage and Preparation Areas; Barn with Carriage Stores, 17 Post and Rail Paddocks with automatic waterers and most with field shelters, Floodlit Manège the size of the original Wembley Stadium as used for the Private Driving Concours d'Elegance Championships at Horse of the Year Show, Smaller Fibresand Arena and Large Grass Arena, Hay Store and Muck Heap; 2 Foaling Boxes, 2 Tack Rooms, Office, Staff Room with Kitchen, Laundry Room, Shower Room and Cloakroom.







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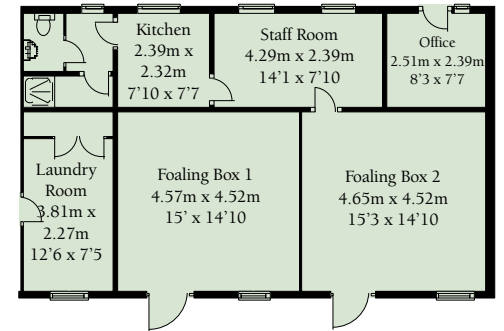
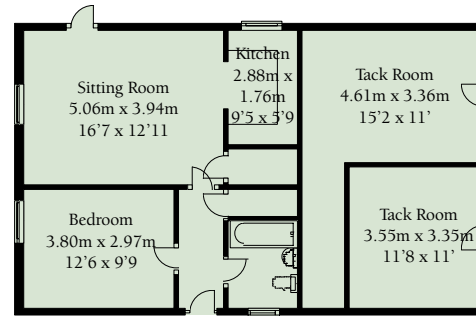


Outbuilding Ground Floor



Outbuilding First Floor

Grooms Flat and Facilities





The groom's accommodation is located opposite the American barns, with an entrance hall, sitting room, kitchen, double bedroom and bathroom.

Property Information

Post code: CB22 4XY

Services: Mains water and electricity and private drainage. Oil fired central heating with underfloor heating to the single storey house. Three phase electricity.

Tenure: The property is freehold with vacant possession on completion.

Local Authority: South Cambridgeshire District Council
Tel: 03450 450500

Council Tax:

House: Band F – Current annual charge: £2,257

Groom's Flat: Band B - Current annual charge: £1,215

Non Domestic Rates: £2,640 (Barns, facility rooms and arenas)

Viewing: Only by appointment with sole agents Jackson-Stops & Staff. Tel: 01638 662231

Fast find no: 61168

Directions

From London, take the M11 north exiting at junction 10. Proceed east on the A505 towards the A11. Turn left at the crossroads signposted to Whittlesford and The Shelfords. Continue through the village of Whittlesford and the entrance to Wells Park Farm is located on the left just after leaving the village.



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