



Seven Elms Cottage  
Ousden, Suffolk

DAVID  
BURR







# Seven Elms Cottage, Ousden, Newmarket, Suffolk, CB8 8TZ

Ousden is a pretty village and civil parish which is situated approximately 7 miles from the historic racing town of Newmarket, 9 miles from Bury St Edmunds and 20 miles from the university city of Cambridge. There is easy access to A14, A11 and M11 and via these to national road network. Local branch lines connect into Cambridge & Ipswich. Cambridge, Audley End & Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. The village boasts unparalleled countryside views with extensive walks, has a local pub, church, village hall and recreational fields with an active cricket ground. Much of the surrounding farmland makes up the old Ousden Estate.

This charming detached Grade II Listed cottage is situated in a quiet, rural location backing onto countryside. The property offers 2,300 sq. ft of living accommodation tastefully blending original period features including brick floors, inglenook fireplaces and exposed beams with modern finishes whilst sitting within wonderful, country cottage gardens incorporating ample parking and a double carport garage with workshop and first floor offering the potential for conversion. In all about 0.89 of an acre.

## A charming detached cottage with annexe potential set within approaching 1 acre.

### Ground Floor

**ENTRANCE PORCH:** With door leading into:

**SITTING ROOM:** A charming room with outlook to front and rear aspect. Brick stone tiled floor with door leading to snug/study area and access through to dining room. Impressive inglenook fireplace with woodburning stove and feature bread oven.

**DINING ROOM:** With a brick and pamment tiled floor and inglenook fireplace with feature range stove. Windows to front and rear aspect, staircase leading to the first floor and door leading through to:

**KITCHEN/BREAKFAST ROOM:** With a matching range of base and eye level storage cupboards and drawers and wooden working top surfaces over. Double Belfast sink with mixer tap over. Fitted oven and ceramic hob and space for fridge. A tiled floor with under stairs storage cupboard, windows to front and rear aspect, space for breakfast/dining table and raised area with access to utility room, door to conservatory and door leading through to:

**UTILITY ROOM:** With door to rear aspect and window to side. Oil fired boiler and extractor fan, wooden base storage cupboards, inset Belfast sink with mixer tap and space and plumbing for washing machine.

**CONSERVATORY:** A lovely light room with tiled floor and French doors leading to the garden.

**SNUG/STUDY:** Featuring built in bookcase and staircase rising to the first floor, window to front, door and access through to inner hallway with doors to:

**SHOWER ROOM:** Fully tiled walk-in shower cubicle with extractor fan, a low level WC and inset wash hand basin encased in vanity cupboard with mixer tap over and window to side aspect.

**BEDROOM 5/OFFICE:** A flexible room with windows and double doors to side and window to rear, fitted desk.

### First Floor

**LANDING FROM STAIRCASE 1:** Doors to bedrooms, window to side, loft hatch to ceiling and door to:

**CLOAKROOM:** With a low level WC and wash hand basin.

**BEDROOM 3:** Windows to side and rear, sink basin, built in storage cupboard/wardrobe and cupboard housing the hot water cylinder.

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**MASTER BEDROOM:** An impressive room with vaulted ceiling, exposed timbers and floorboards, windows to front and rear and built-in storage cupboard/wardrobe. Interlinking door from bedroom one to bedroom two with small wardrobe space between.

**BEDROOM 2:** Pitched with exposed beams and windows to front and rear doorway into:

**LANDING AREA 2:** With staircase leading down into the dining room and doors to:

**BEDROOM 4:** With window to front and loft access.

**BATHROOM:** With panel sided bath and mixer shower over low level WC pedestal wash hand basin window to rear and storage cupboards

## Outside

The property sits in a quiet, rural location surrounded by stunning gardens approaching an acre approached by a sweeping gravel driveway providing parking for several vehicles in turn leading to the **DOUBLE CARTPORT** with **WORKSHOP** and **STORE ROOM** above offering the potential to convert into an annexe/gym subject to the necessary planning consents. Beyond the garage are further outbuildings including a potting shed, wood store and plant store.

The gardens are a real joy, beautifully landscaped and full of a range of flower beds and borders, trees and shrubs, including a particularly impressive fig tree. There is a vegetable and herb garden, more wild sections and meandering walks through weeping willow, horse chestnut and apple trees with a bridge leading to wild wooded area. In all about 0.89 of an acre (STS).

**SERVICES:** Main water and septic tank. Main electricity connected. oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

**WHAT3WORDS:** applies.amused.revamped

**LOCAL AUTHORITY:** West Suffolk County Council.

**COUNCIL TAX BAND:** Band F £2,828.27

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber framed

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes/No. Speed: Up to 64 mbps download, up to 14 mbps upload.

**Phone Signal:** Yes/No. Provider: 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/>.

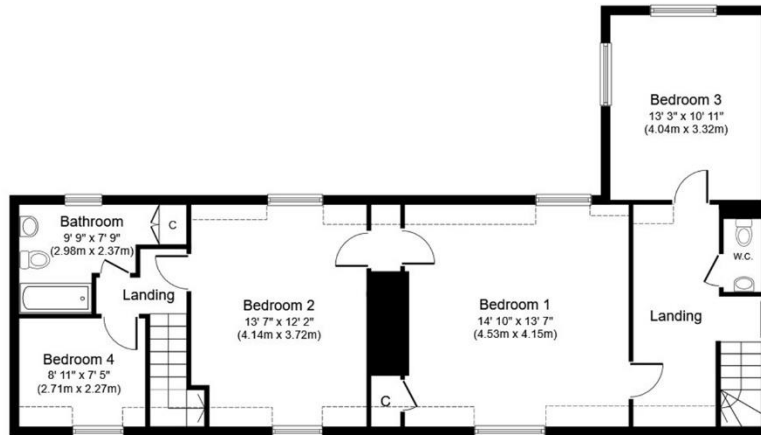
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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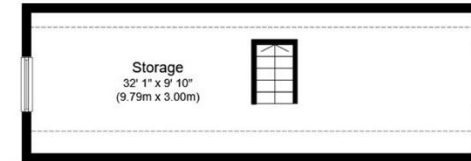
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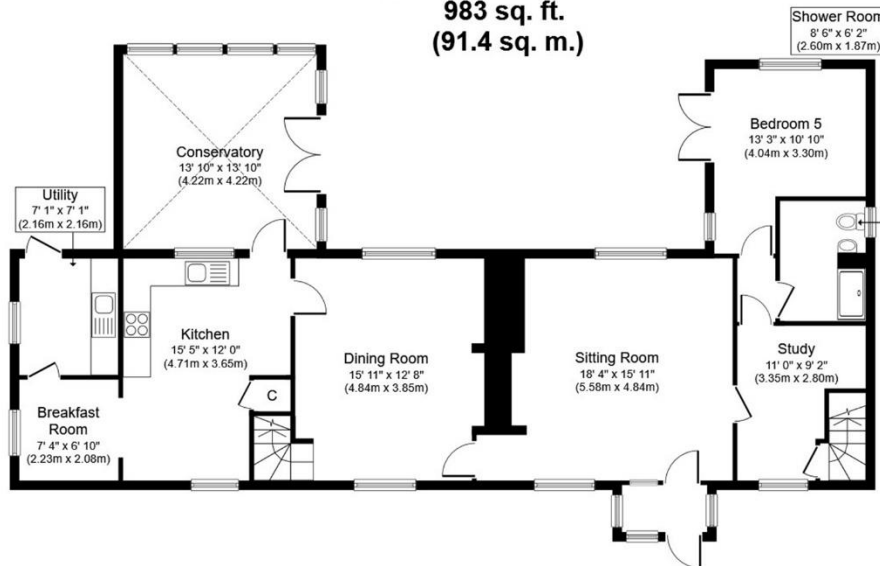




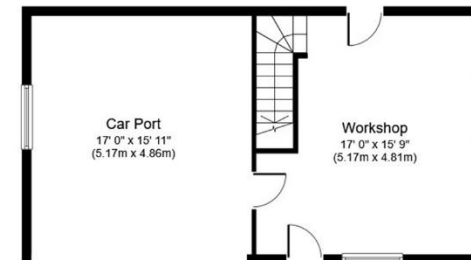
**First Floor**  
**Approximate Floor Area**  
**983 sq. ft.**  
**(91.4 sq. m.)**



**Garage First Floor**  
**Approximate Floor Area**  
**317 sq. ft.**  
**(29.5 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,324 sq. ft.**  
**(123.0 sq. m.)**



**Garage Ground Floor**  
**Approximate Floor Area**  
**539 sq. ft.**  
**(50.0 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.







