**Situation**

Cemetery Hill is situated on the south side of the village. Local facilities within the village include post office, shop, 2 hotels and primary school. Newmarket, which is just 1 mile away and justifiably has the title of ‘The Headquarters of British Horse Racing’, stages some of the finest racing in the world and also offers a good range of amenities including shopping, hotels, restaurants, schools and leisure facilities. Exning is also conveniently placed for access to the A14 and the A11, which connects with the M11 for access to London and the south.

**Description**

Stud Lodge is constructed with rendered elevations under a tiled roof and during the last 5 years the property has been subject to a comprehensive programme of refurbishment, by the present owner including the construction of a superb garage block with studio and office. Planning permission has also been obtained for a two storey side extension and attic conversion which would increase the size of the entrance hall and additional utility room, cloakroom, kitchen/breakfast/family room, 2 further bedrooms both with en-suite facilities.

---

**Stud Lodge, Cemetery Hill, Exning, Newmarket, Suffolk, CB8 7JH**

**A detached family house benefiting from planning permission to substantially extend with paddock and gardens of 1.63 acres.**

Newmarket 1 mile, Cambridge and Bury St Edmunds 14 miles, (distances are approximate).

**Ground Floor:** Entrance Hall, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room.

**First Floor:** 3 Bedrooms, Bathroom.

**Outside:** Garage, Studio, Cloakroom, Office, Mature Garden, Paddock, Hay Store.

Please read Important Notice on the last page of text
The existing family bathroom would also be re-positioned (the additions and alterations are illustrated in red on the floor plan page).

**Particular features of note include:** -
- **Kitchen/Breakfast Room** with range of wall and base cabinets with drawers with integrated electric oven, 4 ring electric hob with extractor over.
- **Dual aspect Sitting Room** with bay window and open fireplace.
- **Engineered oak flooring** to Entrance Hall, Sitting Room and Dining Room.
- **External wall insulation and double glazed windows.**
- **Superb Double Garage Block with Home Office, Studio and Cloakroom.**
- **Gas fired central heating.**

**Outside**

The property is set back from the road and approached over a long driveway leading to a parking area for several vehicles and Garage Block with Studio, Office and Cloakroom.

There is a formal garden, mainly laid to lawn enclosed by hedging with several mature trees and shrub beds. Beyond, there is a post and rail fenced Paddock of approximately 1 acre and timber Hay Store.

In all the property comprises 1.63 acres (0.658 hectares).

**Planning Permission**

Planning permission reference F/2013/0189/HOU was granted by Forest Heath District Council on 19 April 2013 for a two storey side extension, attic conversion and garage block which would create a 5 bedroom house of 2594 sq.ft (241 sq.m). Plans, elevations and associated documents are available to view online at www.westsuffolk.gov.uk.

**Right of Way**

The property benefits of a vehicular right of way over the area hatched blue on the site plan.

**Local Authority**

Forest Heath District Council t: 01638 713493

**Outgoings**

Council Tax Band: D
Council Tax Payable 2015/2016: £1,509.15

**Services**

Mains water, electricity and gas are connected to the property. Private drainage to cesspit.

**Fixtures and Fittings**

All items normally designated as tenant’s fixtures and fittings including fitted carpets, curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

**Tenure and Possession**

The property is for sale freehold with vacant possession on completion.

**Viewing**

By prior telephone appointment with Bidwells t: 01223 841842.

**Enquiries**

George Moore

**Health and Safety**

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

**Energy Performance Certificate**
Floor Plans

Gross Internal Area 118 m² (1271 ft²)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage

Important Notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection.
Proposed Floor Plans

Gross Internal Area with proposed Extension: 241 m² (2594 ft²)
This drawing shows the existing property in black, and the alterations, for which planning approval has been obtained, in red.

First Floor
- Master Bedroom: 4.84 x 4.12 m (15' 9'' x 13' 6'')
- Bedroom 4: 3.10 x 4.12 m (10' 2'' x 13' 6'')
- Bedroom 2: 3.34 x 2.85 m (11' 0'' x 9' 4'')

Second Floor
- Bedroom 5: 4.62 x 3.59 m (15' 2'' x 11' 10'')
- En-Suite Bathroom: 2.33 x 1.36 m (7' 8'' x 4' 5'')

NOT TO SCALE: For guidance purposes only
© 2013: Foster Floor Plans 07967 746872
Site and Location Plans

The plans below are not to scale and are provided for identification purposes only OS Licence No: ES100017734

Area: 0.658ha (1.63ac)