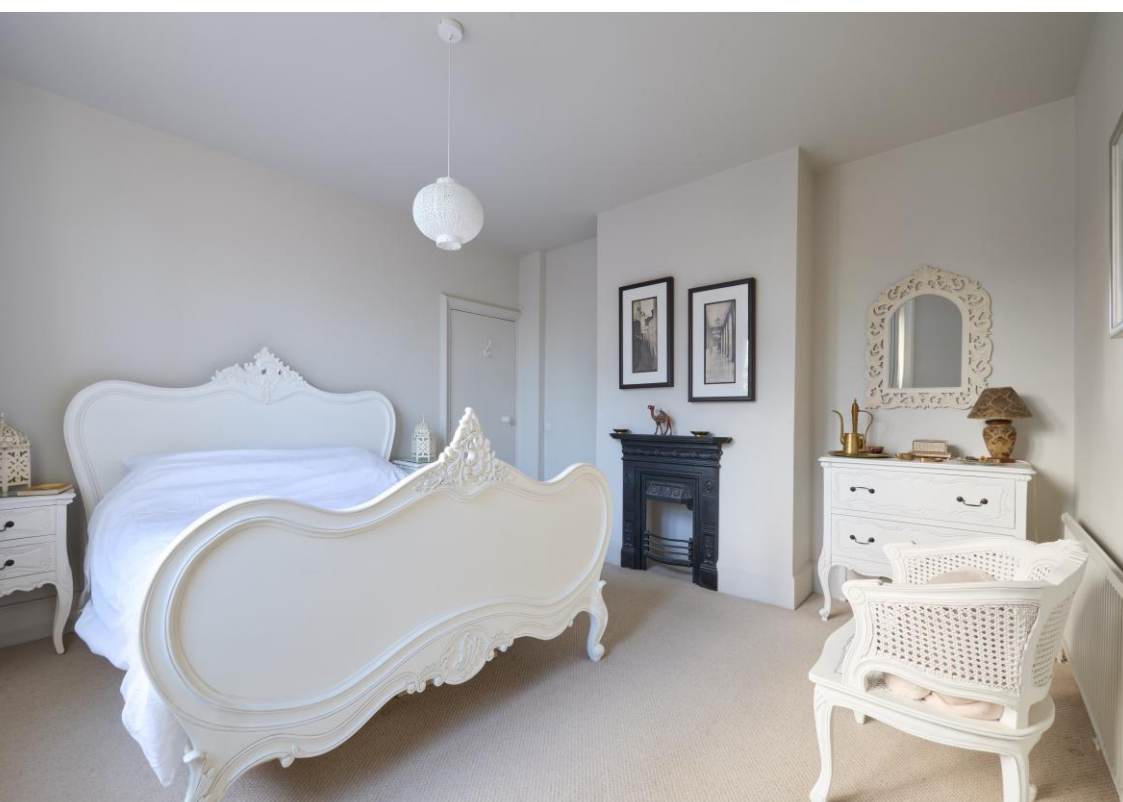




Wynyard Lodge
24 Bury Road, Newmarket, Suffolk

**DAVID
BURR**





Wynyard Lodge, 24 Bury Road, Newmarket, CB8 7BT

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This substantial 3,700 sq. ft Victorian property is situated on the town's most sought-after road, convenient for the gallops and local amenities. Wynyard House was named by Lord Derby after his horse won a major race by a yard, creating the name 'Wynyard'. The property offers elegant living accommodation maintaining many period features, such as parquet flooring and ornate fireplaces, and features a particularly impressive drawing room to the rear. The property further benefits from gated driveway parking and a private rear garden, all of which is located directly beside 'Lord Derby's Gap', the horse walk that links Bury Road with the Heath.

A stunning, six double-bedroom detached property situated on Bury Road.

ENTRANCE HALL Entering through a decorative timber door, with windows to front and side aspects, a tiled floor at the entrance, and parquet flooring. A study area is located towards the rear of the entrance hall.

SITTING ROOM With an ornate Art Deco tiled and cast-iron fireplace and a bay window to front aspect.

DRAWING ROOM An impressive room featuring exposed floorboards, a grand open fireplace with a stone surround, a glass-domed skylight, and French doors and windows leading to the rear garden terrace.

DINING ROOM An elegant room with wooden flooring, bay window to the front aspect, and an ornate original Victorian cast-iron fireplace.

LIBRARY A charming room fitted with bookcases and French doors leading to the drawing room.

KITCHEN/BREAKFAST ROOM Fitted with timber units under wooden worktops with a butler sink, fridge and Rangemaster, with windows to the side aspect. *Note: The current vendor has had a new kitchen designed; details will be available for viewings.*

UTILITY ROOM With tiled flooring, a freezer, washing machine, dishwasher and storage cupboard.

CLOAKROOM WC, wash hand basin, and tiled floor.

REAR HALL With a glass atrium ceiling and a door to side aspect.

SAUNA

STORE ROOM

CELLAR Comprising two rooms, ideal for storage, with a window to the side aspect.

First Floor

LANDING Featuring a delightful glazed **SUN ROOM** with a door leading to the potential roof terrace.

BEDROOM 1 Bay window to front aspect. **En-Suite** comprising WC, wash hand basin, roll-top bath, and window to the rear aspect.

BEDROOM 2 With a bay window to the front aspect.

BEDROOM 3 Window to rear aspect and cast-iron fireplace.

FAMILY BATHROOM Fully tiled, with a walk-in shower, hand basin, WC, bath, and window to the front aspect.

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Second Floor

LANDING With a window to the rear aspect.

BEDROOM 4 Window to rear aspect and cast-iron fireplace.

BEDROOM 5/SNUG Enjoying views to the rear.

BEDROOM 6 Window to the side aspect and wardrobe.

BATHROOM Part tiled, comprising a walk-in shower, two wash basins, WC, and tiled floor.

Outside

The property is approached through electric iron gates that open onto the substantial gravelled driveway with parking for several vehicles. It is enclosed by fencing and mature hedging. A pathway links the driveway to the rear garden via a useful storage area to the side of the property.

The rear garden is an asset to the property, being predominantly lawned with mature plants, shrubs, and borders, along with external lighting and a water tap. There are various seating and dining areas, ideal for al fresco entertaining while enjoying the afternoon and evening sun, as well as a bespoke greenhouse. A side gate leads from the garden directly onto the adjacent horse-walk, providing direct access to the gallops.

SERVICES: Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected.

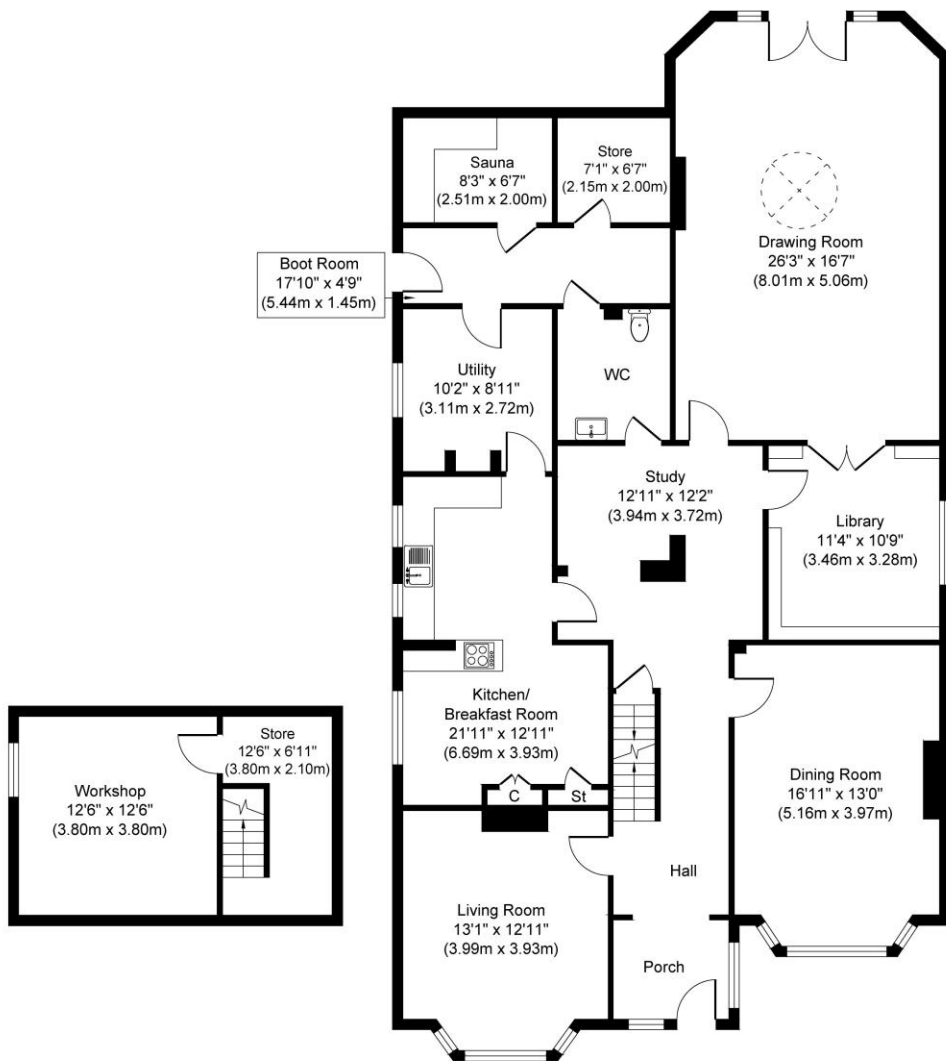
LOCAL AUTHORITY: West Suffolk District Council

COUNCIL TAX BAND G. (£3,859.67 per annum)

EPC TBA

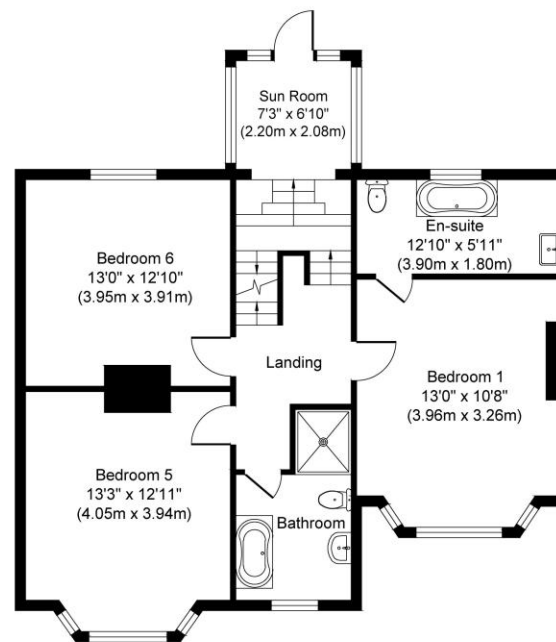
VIEWINGS: Strictly by prior appointment only through David Burr.



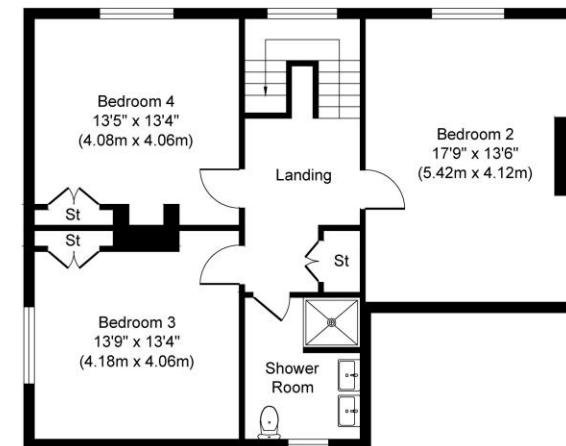


Cellar
Approximate Floor Area
245 sq. ft
(23.00 sq. m)

Ground Floor
Approximate Floor Area
1889 sq. ft
(175.00 sq. m)



First Floor
Approximate Floor Area
875 sq. ft
(81.00 sq. m)



Second Floor
Approximate Floor Area
780 sq. ft
(72.00 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.

