

EASTERWOOD FARM

SUFFOLK



Jackson-Stops
& Staff

savills

AN IMPRESSIVE COUNTRY HOUSE
WITH SUPERB EQUESTRIAN
FACILITIES AND 44 ACRES OF LAND



EASTERWOOD FARM

BAXTER'S GREEN, WICKHAMBROOK
NEWMARKET, SUFFOLK

CB8 8UY

Newmarket: 6 miles (trains to Cambridge and onward to Kings Cross and Liverpool Street) Bury St Edmunds: 8.5 miles, Cambridge 22 miles, London 75 miles. (All distances approximate).

- Reception hall, Kitchen/breakfast room with cloakroom and utility, Drawing room, Dining room, Family room, Study
- Basement with Games room and Cloakroom
- Master bedroom with Dressing room and bathroom, 3 Further bedrooms (2 with en suite shower rooms), Family bathroom, 2 Attic bedrooms, Playroom
- Triple garage, Kennels
- Lodge House comprising Living room, Kitchen, 2 bedrooms, Shower room
- Brick and tile stable block with 14 loose boxes, Tack room, Kitchen, Veterinary room, Feed room
- Manège, Post and rail fenced paddocks, Gardens

In all about 44 acres



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Your attention is drawn to the Important Notice on the last page of the text.



EASTERWOOD FARM

SITUATION

Easterwood Farm is situated in delightful west Suffolk countryside 6 miles from the attractive equestrian town of Newmarket. The property is ideally placed for communications to Cambridge (22 miles) via the A14 where there are regular train services to London Kings Cross (trains from 50 minutes).

Stansted International Airport is 41 miles from Easterwood Farm and the M11 motorway, which gives access to East Anglia to the north and London to the south, is 23 miles away via Junction 9a. Central London is 75 miles away.

Local amenities are available in the town of Newmarket, which offers an excellent range of shopping and recreational facilities. For a greater selection of educational, amenity and shopping facilities the historic centres of Bury St Edmunds and Cambridge are easily accessible.

Transport links:

By Rail: Newmarket – 6 miles (trains to Cambridge and onto London Kings Cross from 50 minutes)

By Air: Stansted International Airport – 41 miles

By Road: M11 motorway which gives access to London – 23 miles

The area is renowned for its equestrian facilities and Newmarket is best known as the UK's largest race horse training centre and is home to the headquarters of British racing. There are

over 2500 acres of training grounds and two famous racecourses.

In addition there are numerous golf courses nearby including Royal Worlington & Newmarket Golf Course and Bury St Edmunds Golf Course. The city of Cambridge and town of Bury St Edmunds both also offer a superb range of cultural and retail opportunities.

An excellent range of independent day schools are available in Cambridge including renowned prep schools such as Kings & St John's College Schools, secondary schools include Perse CoEd and Perse School for Girls. There are also boarding schools in Cambridge (The Leys) and others readily accessible such as King's Ely, Oundle and Uppingham.





EASTERWOOD FARM

Easterwood Farm is an exceptional modern country house, recently completed to the highest standard using a range of traditional and modern materials and methods. The house has the appearance of a traditional timber-framed Suffolk farmhouse, but is predominantly of blockwork construction with a rendered facade under a pantile roof. In addition there is an attractive timber-clad wing, mellow reclaimed brick and oak framed windows and doors.

The oak front door under a bespoke portico opens into the **Reception hall** which has a polished porcelain tiled floor, an impressive stone and brick fireplace and a solid oak staircase leading to the galleried first floor landing. To the right there is a spacious cloaks area with a door leading through to a **Cloakroom** with wash-basin and WC.

Adjacent to the staircase is a **Dining room** with a delightful aspect over the front gardens and accessed via two doors from the reception hall. The hall continues through to a comfortable **Family room** with a range of built-in oak cabinets and a well-proportioned **Study**. At the end of the hallway is the impressive **Drawing room**, which has a triple aspect, two sets of French doors to the garden and a superb bespoke stone fireplace.







To the left of the front door double oak doors open from the hallway into the **Kitchen** which is set within the timber wing and has an excellent range of bespoke cabinets under granite worktops and a polished porcelain floor. The appliances are of the highest calibre and include a Falcon range cooker, a Miele steam oven and coffee machine, American fridge-freezer and Belfast sink. There is an exceptional oak-framed **Breakfast area** with floor-to-ceiling windows and three doors out to the surrounding terrace. Adjacent to the kitchen is a **Back hall** with access to outside an adjoining **Cloakroom**, **Boot room** and **Utility room**.

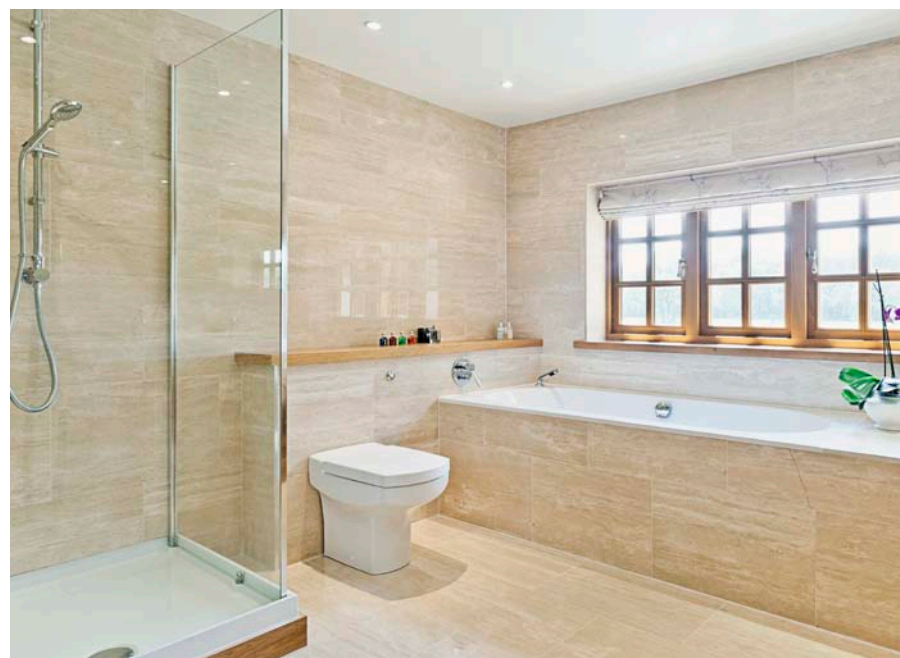
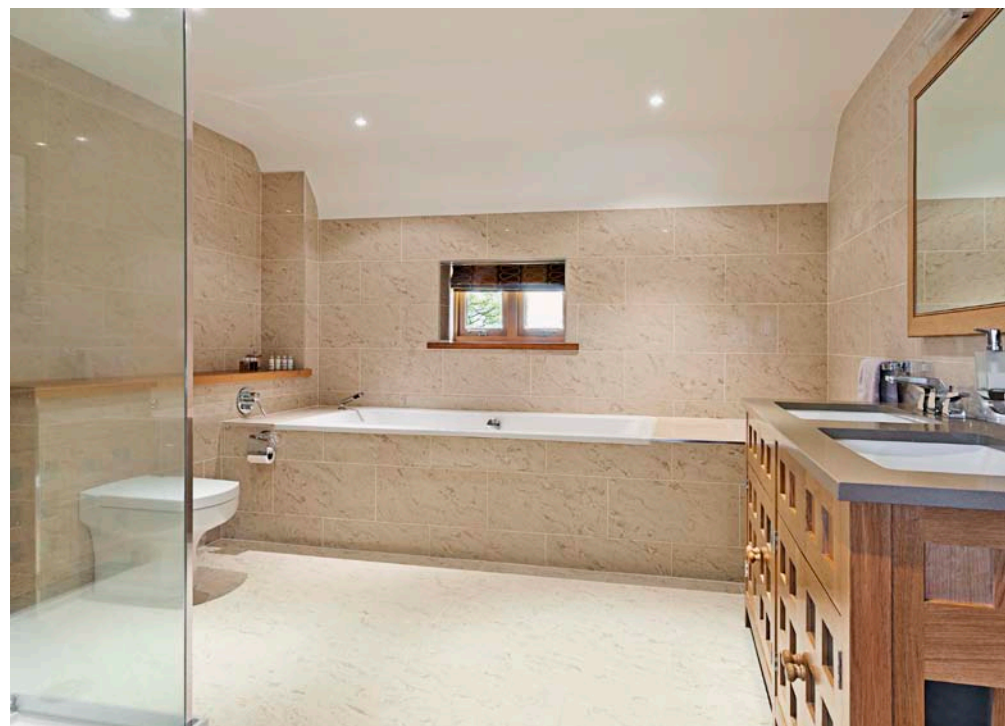
The **Basement** is accessed via an oak staircase which leads down from the reception hall to a lower hallway with an adjoining cloakroom and double doors through to a **Games room** with space for a cinema system or billiard table and a fitted bar area.





On the first floor there is an impressive **Master bedroom suite** with an adjoining **Dressing room** with a range of built in wardrobes and **Bathroom** with Villeroy and Boch fittings to include a walk-in shower, double basin and bath. The bedroom has an attractive double height ceiling, superb views to the front of the house and the benefit of climate-controlled air-conditioning. There are **Three further double bedrooms** to the first floor, two with **En suite shower rooms** and a **Family bathroom**. Each bath/shower room is fitted with Villeroy and Boch fittings.

A secondary staircase leads up from the reception hall, via the first floor to access the second floor accommodation. This currently comprises a substantial **Playroom**, two **Attic bedrooms** and **Storage**. One bedroom has an adjoining WC.

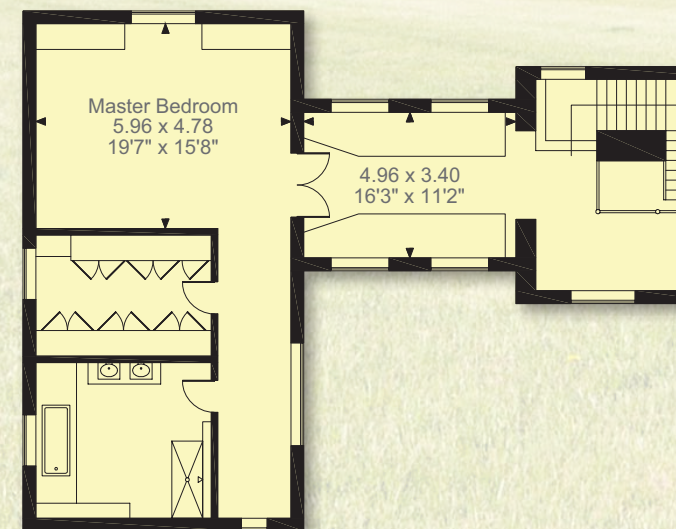


EASTERWOOD FARM

GROUND FLOOR

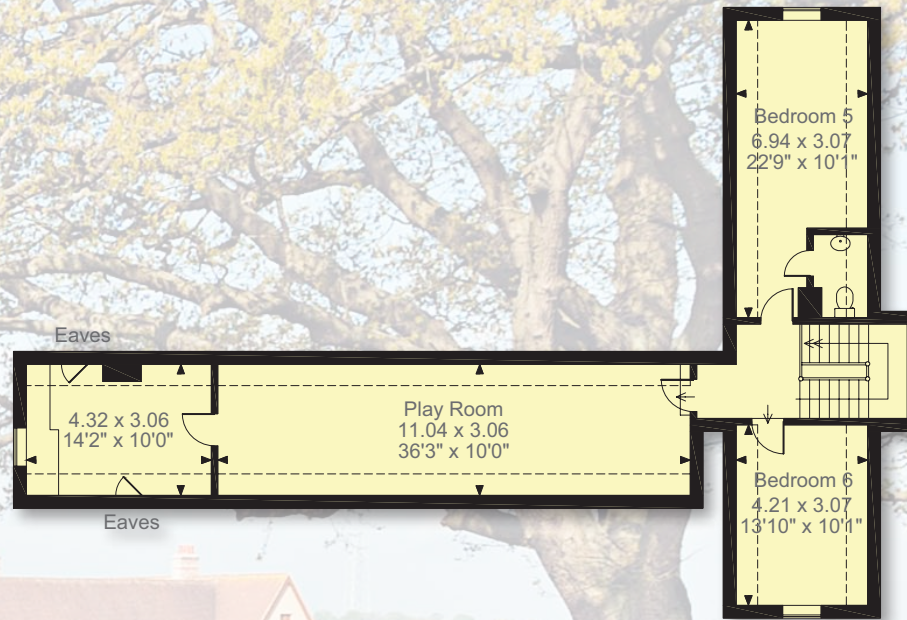


FIRST FLOOR

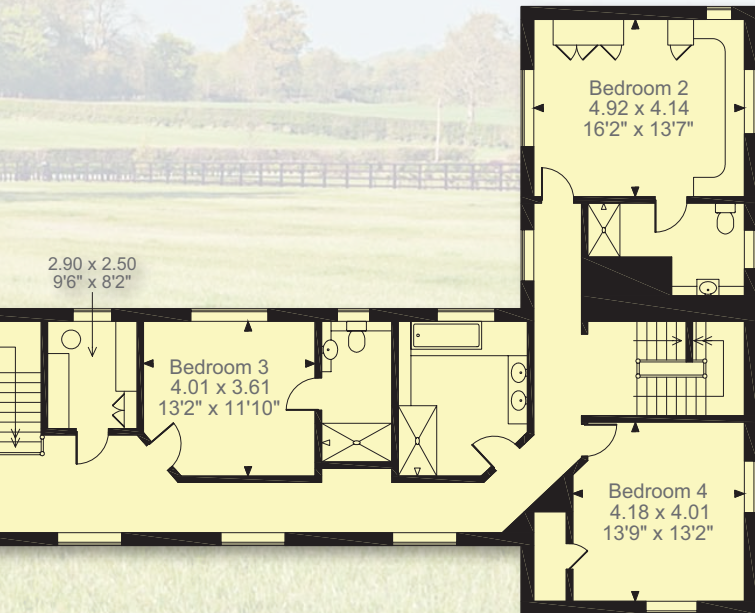


EASTERWOOD FARMHOUSE EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



SECOND FLOOR



BASEMENT



Not to Scale
For Identification Purposes Only.





LODGE HOUSE EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

THE LODGE HOUSE

The Lodge House is built in an attractive mix of brick and flint and timber-clad construction and provides superb staff or guest accommodation. The property includes an open-plan **Kitchen and Living room** with attractive exposed beams and a well equipped kitchen, **Two bedrooms**, a **Shower room** and enclosed private courtyard.

Approximate Gross Internal Area:

Main House: 6,826 sq m ~ 635 sq ft

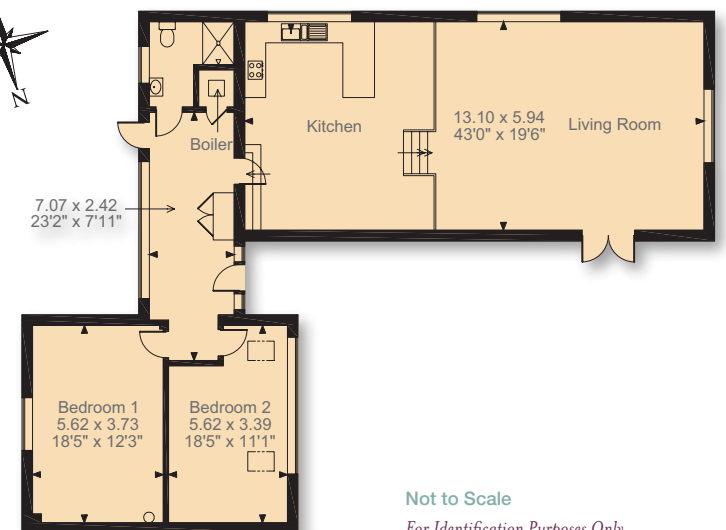
Garage: 231 sq m ~ 21 sq ft

Carport: 458 sq m ~ 43 sq ft

Lodge House: 1,522 sq m ~ 141 sq ft

Total: 9,037 sq m ~ 840 sq ft

LODGE HOUSE



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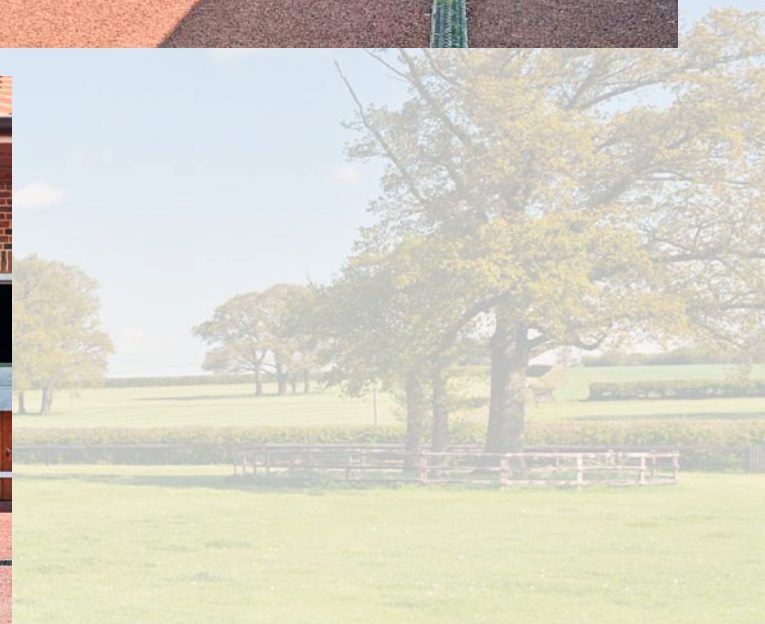
STABLES AND EQUESTRIAN FACILITIES

The modern **Stableyard** is constructed in a traditional style of brick under a pantile roof. Part of the block comprises a **Veterinary room** with good lighting and a **Feed room** with sliding doors to two sides.

The remainder is divided into **14 loose boxes**, a secure **Tack room** and a **Mess room** with fitted kitchen. Each box has lighting, rubber matting and a water supply and one provides a suitable **Foaling unit** with heat lamp adjacent to the mess room. There is CCTV to the foaling unit and one other box. At present one box has been converted to provide a **Gymnasium**.

To the rear of the yard is a manège measuring approximately 50.5m x 25m as well as an ample secure parking area, ideal for lorries.

Planning permission was granted in 2006 for a large single storey detached swimming pool facility. This permission has since lapsed.





OUTSIDE

Easterwood Farm is approached through security gates between brick and flint gateposts which lead onto the sweeping driveway. There is a gravel parking and turning area to the rear of the house with access to **Three garages**, one of which is enclosed and two provide open fronted covered parking. Adjoining the garaging are two purpose-built brick **Kennels**.

The house sits well within attractive lawned gardens which provide an open parkland feel.

To the front of the house there is an extensive Indian stone terrace and sweeping lawns to the front boundary. To the rear of the property is further lawned parkland with a number of mature trees.

The balance of the land is predominantly divided into post and rail fenced paddocks, split either side of the country lane. There is also a large lake, stocked with carp and an area of woodland enhancing the amenity value of the property.



GENERAL REMARKS AND STIPULATIONS

TENURE

The property is offered freehold with vacant possession upon completion.

SERVICES

The property benefits from mains water and electricity, oil-fired central heating and private drains. The property also benefits from a CCTV system.

FIXTURES AND FITTINGS

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agents.

EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions, whether mentioned in the particulars or not.

There is a public footpath running just inside the western boundary of the property from points A to B on the plan. The property is also sold subject to two additional rights of way in favour of neighbouring properties. Further details are available from the selling agent.

PLANNING

The property is offered subject to any current or past development plans, tree preservation order, town planning schedule, applications,

permissions and resolutions which may or may not come into force. The Purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

VIEWING

Strictly by appointment with the sole selling agents. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property, in order that you do not make a wasted journey.

DIRECTIONS

From London, proceed up the M11 to Junction 9A and take the A11 north to the next junction signposted Cambridge and the Abingtons. Follow the road for approximately 8 miles before turning onto the A1304 towards Newmarket. After 6.5 miles, on reaching the centre of Newmarket turn right onto the B1103 (The Avenue) and continue onto the B1063 (New Cheveley Road). Follow the road for approximately 7 miles, through the villages of Ashley and Ousden before turning right towards Baxter's Green. Follow the road for about a mile before turning left, Easterwood Farm will be seen on the left land side after about half a mile.

POSTCODE

CB8 8UY

LOCAL AUTHORITY

St Edmundsbury Borough Council
Contact number: 01284 763233



COUNCIL TAX

Easterwood Farm - Band H (£3033.58 per annum 2013/14)

Easterwood Farm Annexe - Band D (£1516.79 per annum 2013/14)

IMPORTANT NOTICE

Savills, Jackson-Stops & Staff and their clients give notice that:

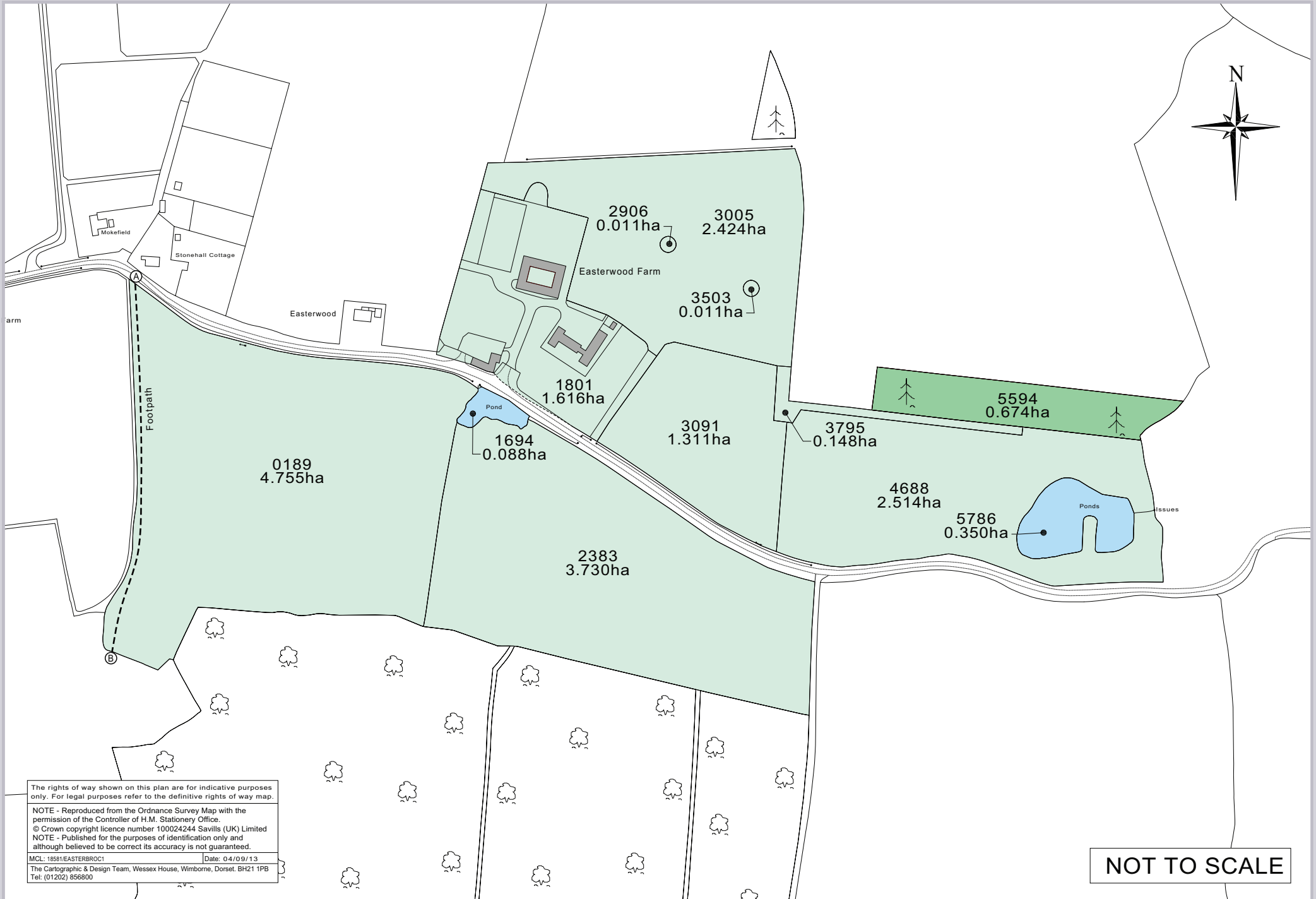
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied

upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills/ Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Details prepared: August 2013

Photographs taken: April 2014



NOT TO SCALE

