



Ostler's Cottage

Maltings End | Wickhambrook | Newmarket | CB8 8XG

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Ostlers Cottage

This distinctive property presents a rare opportunity in the market. While some areas may benefit from minor maintenance, its modern features and exceptional layout make it a truly compelling choice.

Constructed just 10 years ago, the home is equipped with energy-efficient solar panels, triple-glazed windows, and an advanced air-source heat pump. Inside, the property boasts three generously sized double bedrooms and spacious living spaces,

Set on an impressive plot of nearly 2 acres, the grounds include private paddocks with convenient road access, adding to the property's appeal for those seeking outdoor space and versatility. While the outside space does require some attention, the potential to create a stunning outdoor retreat is undeniable.

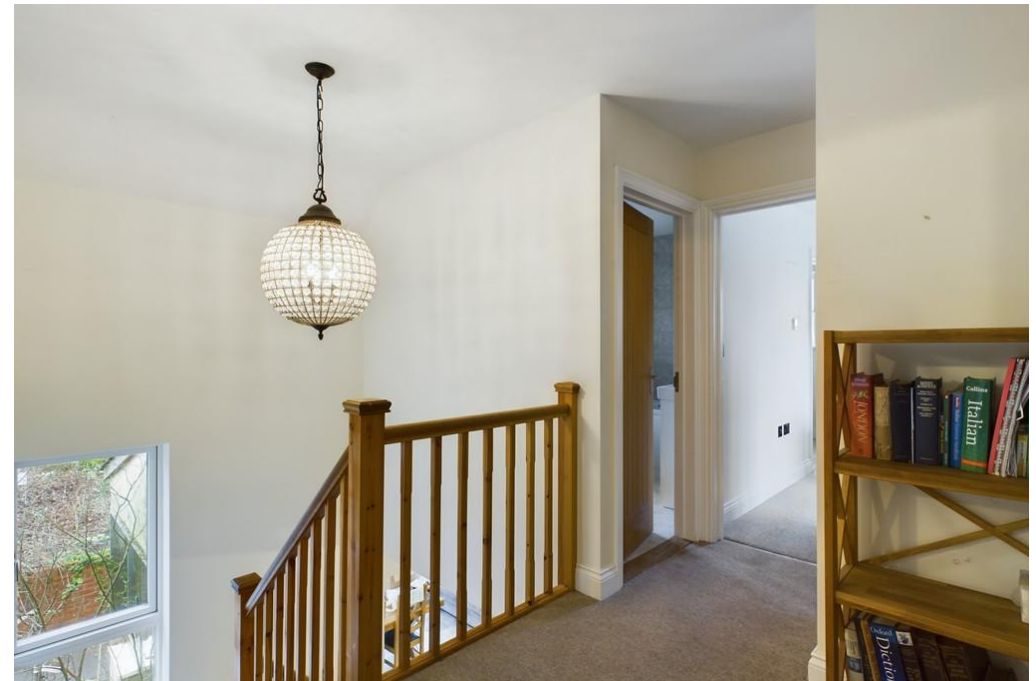




Step Inside

Upon entering, you are welcomed into a bright and inviting entrance hall, which leads seamlessly into the spacious kitchen/dining area. The kitchen boasts a range of modern shaker-style units, an integrated dishwasher, and space for a gas cooker with an extractor canopy above. This space flows into the dining area, which features windows and French doors opening onto the patio, making it a versatile area that could also serve as a snug or casual seating space. Beyond the kitchen, a rear inner hallway provides side access to the outside and leads to the utility room, complete with a sink and space for both a washing machine and dryer. Opposite the utility room is a convenient shower room, fitted with a walk-in shower, WC, and pedestal sink. On the other side of the house, you'll find the generously sized living room, which benefits from dual-aspect windows and bi-folding doors that open onto the patio. This bright and airy space is further enhanced by a charming wood-burning stove, creating a cosy focal point.

Ascending to the first floor, you are welcomed onto a spacious and light-filled landing. Bedroom two is a well-proportioned double room with built-in storage and lovely views over the garden, while bedroom three is also a double, offering views to the front of the property. The landing also houses a large airing cupboard, providing convenient storage. The family bathroom is fitted with an inset bath and shower attachment, a WC, and a hand wash basin. The principal bedroom is generously sized and benefits from double-aspect windows, built-in storage, and plenty of natural light. Its ensuite features a walk-in shower cubicle, WC, and hand wash basin.





Step Outside

Stepping outside, the property's grounds span just under two acres, offering a sense of space and privacy. The property is approached via a private driveway, which provides parking for several vehicles and includes the added benefit of a cart lodge.

At the rear, the house opens onto a spacious patio area. Steps lead up to the main garden, which stretches along a generous plot and features various shrubs and trees. While the garden does require some attention, it also includes a large garden shed and holds plenty of potential for landscaping or personalisation.

The garden provides access to the property's private paddock, which includes a stable. The paddocks are fully enclosed and have the added convenience of road access, making them ideal for equestrian use or other outdoor pursuits.



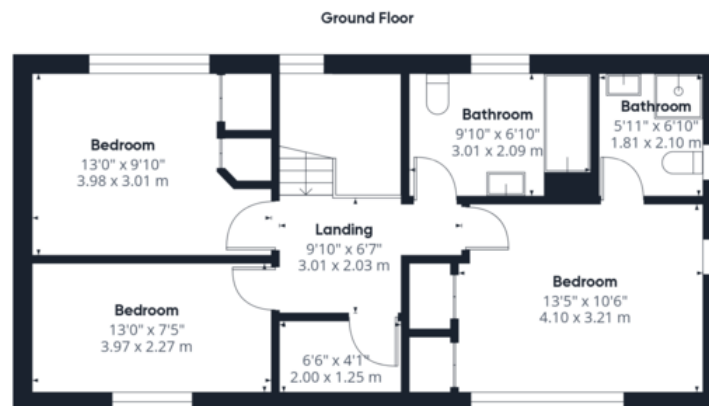
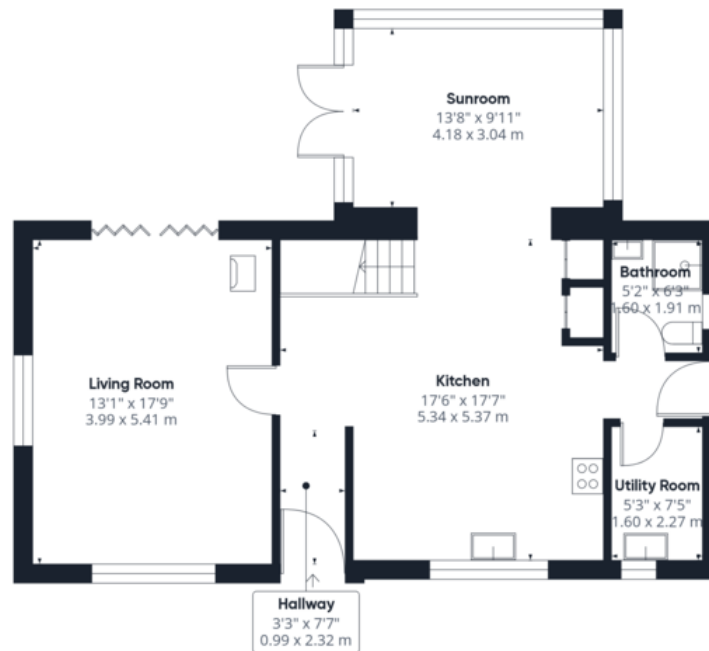
Location

Wickhambrook is a charming village nestled in the heart of the West Suffolk countryside, offering a peaceful escape and the beauty of rural England. The village boasts a range of local amenities, including a fuel station, church, village shop, and more. Just 8 miles from the historic town of Bury St. Edmunds, Wickhambrook combines the best of rural living with easy access to nearby towns and attractions.



Services

- Air Source Heat Pump
- Main Electric
- Mains Water
- Calor Gas
- EPC – B
- Council Tax Band – E



Approximate total area⁽¹⁾
 1365.83 ft²
 126.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. **Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.**





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