



OLD STABLE LANE | KENTFORD

Ready to Move In, Open House Every Wednesday!

OLD STABLE LANE | KENTFORD

£599,950 Freehold

FEATURES

- READY NOW AND AVAILABLE TO VIEW
- Extremely spacious 2174 sq ft
- Bespoke Kitchens by Mulberry including high specification appliances.
- Fully Turfed Rear Garden
- 27ft open plan kitchen/dining area with integrated island
- 4 double bedrooms all with built in storage cupboards.
- All bathrooms and en-suites tiled floor to ceiling in desirable Porcelanosa tiles
- 3D Virtual tour of Show Home
- Local Railway station with easy access to Cambridge, London and Major airports.
- Awaiting EPC



17 miles away, Kennett also has a railway station 0.8



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ACCOMMODATION

OPEN HOUSE - Wednesdays & Thursdays 10am-2pm -
READY NOW AND AVAILABLE TO VIEW

Viewing Essential to fully appreciate all this completed and exceptional 4 Bedroom Family Home has to offer it is a perfect home for buyers looking for Open Plan space to entertain, relax and still have that all important family living space.

Set on the prestigious Regal Meadows site in the Village of Kentford. The Village offers easy access to Newmarket, Bury St Edmunds and Cambridge as well as having excellent road transport links to the A14 and A11 and a Rail station within walking distance.

The dual villages of Kennett and Kentford benefit from local amenities including two public houses, a church, village store/Post Office, petrol station, village hall, recreation field and primary school. There is also another primary school in the nearby village of Moulton, some 1.7 miles away. Kennett also has a railway station, 0.8 miles away, with branch line connections direct to Cambridge and Ipswich, making the property highly commutable. Just five miles away, Newmarket, world famous as the headquarters of British horseracing, is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Newmarket itself provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; nearby Cambridge and Bury St Edmunds offer further amenities.

There is excellent access to the A14 and A11 (M11) with fast road links to Cambridge, Norwich, Ipswich, the East Coast and London. Cambridge Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive along the M11.

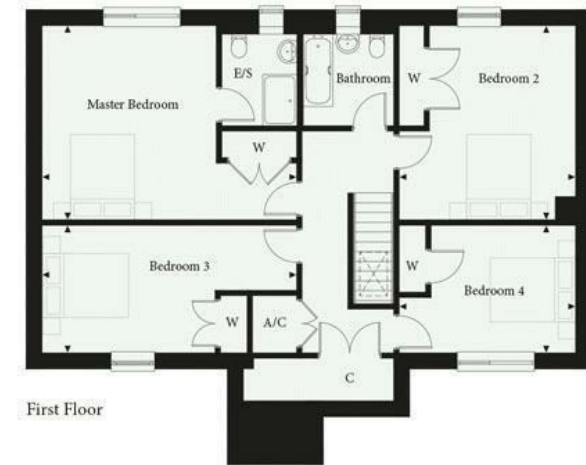


Stansted International Airport is approximately
forty minutes' drive along the M11.









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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		