

Clarke Philips

Estate Agents & Property Management



£3,500 PCM

LOUISVILLE FORDHAM ROAD | NEWMARKET | CB8 7AA

Unique 6 Bedroom Character property with an abundance of space and charm. Formally the old Convent, this substantial Property comprises of 4 large reception rooms, kitchen, 5 double bedrooms and 1 single -4 with En-suite facilities. A large garden laid mainly to lawn with mature shrubs. An abundance of parking with its own sweeping drive. Set in private mature gardens in an excellent location close to Newmarket town centre with easy walking distance to local schools and shops. Nestled on Fordham road close to the Warren Hill Gallops, Racecourses and Tattersalls sales ring. Rail Links offer access to Cambridge, Bury St Edmunds and Kings Cross. Road Links close to the A11/A14 & M11 Easy Access to USAF Mildenhall & Lakenheath
Gardens are not fenced so not recommended for pets

Entrance Hallway 19'9"Max x 18'10"Max (Max
x Max) (6.02Max x 5.74Max (6.03Max x
5.75Max))

Lounge 20'1" x 15'2" (6.12 x 4.62)

Kitchen 11'4" x 10'10" (3.45 x 3.30 (3.46 x 3.29))
Including Fridge/Freezer, Double Oven and Hob

Dining Room 15'11" x 12'5" (4.85 x 3.78)

Sitting Room 24'1" x 15'11" (7.34 x 4.85 (7.35 x 4.86))

Study 14'10" x 13'1" (4.52 x 3.99 (4.53 x 4.00))

First Floor

Bedroom One 19'11" x 15'1" (6.07 x 4.60)

Bedroom Two 14'11" x 11'11" (4.55 x 3.63)

Bedroom Three 10'6" x 8'4" (3.20 x 2.54)

Bedroom Four 10'2" x 15'1" (3.10 x 4.60 (3.09 x 4.61))

En-suite

Bedroom Five 11'5" x 10'11" (3.48 x 3.33)

Bedroom Six 15'11" x 12'3" (4.85 x 3.73)

En-suite 12'9" x 7'7" (3.89 x 2.31)

Upstairs Kitchenette Area 9'6" x 8'9" (2.90 x 2.67)

Family Bathroom

Outside

Private drive with ample off road parking. Mainly laid to lawn with mature shrubs.

Directions

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