



London Road, Six Mile Bottom, CB8 0UE

CHEFFINS

London Road

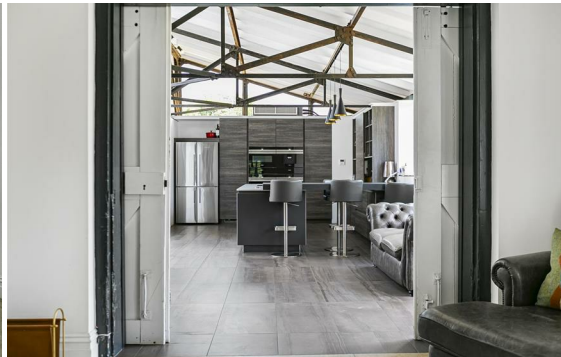
Six Mile Bottom,
CB8 0UE

A most impressive and substantial detached country residence, originally dating from the 1800s with later additions including a most impressive newly installed Nicholas Anthony kitchen as well as beautifully presented and refurbished accommodation, occupying a most attractive setting with a range of outbuildings including stables, storage and garaging. The property sits within its own grounds of around 2.38 acres, with further land available.

5 3 3

Guide Price £1,800,000





LOCATION

Blandford Lodge occupies a rather special and semi-rural position at the end of a private drive, in a prominent setting adjacent to a former stud and located just to the south of the horseracing town of Newmarket, surrounded by paddocks. It is also conveniently located for access to major routes including the A11 and A14 providing easy access to the university city of Cambridge and the M11 motorway which also links to Stansted Airport and London.

LOT 1

THE HOUSE, FORMAL GARDENS AND RANGE OF OUTBUILDINGS

An impressive country house with the benefit of a range of outbuildings and grounds extending to approximately 2.38 acres.

Guide Price £1,800,000.

TIMBER PANELLED AND DOUBLE GLAZED ENTRANCE DOOR

leading into:

RECEPTION HALLWAY

ceiling with a range of inset downlighters, natural exposed brickwork, timber braced entrance door concealing staircase rising to first floor, oak flooring, radiator, double glazed windows to the front.

SITTING ROOM

with feature tall ceiling with a range of inset downlighters, oak flooring, feature open fireplace, cast iron log burning stove, Adam style surround and slate hearth, large timber cellar door providing access to wine cellar, triple aspect room with doors leading out to garden, double glazed windows, underfloor heating.

OFFICE/MORNING ROOM

ceiling with inset downlighters, double glazed windows, part timber panelling,

panelled and double glazed doors leading out to the garden.

KITCHEN/BREAKFAST/FAMILY ROOM

A most impressive luxury kitchen by Nicholas Anthony set within this converted outbuilding with vaulted ceiling and exposed ironwork, fitted with the very latest Siemens appliances including a pair of ovens, combination oven and coffee machine, warming drawers, dishwasher and induction hob with elevating extractor, stone working surfaces with inset power, floating slate breakfast bar, tiled floor with underfloor heating, walk-in shelved pantry, windows to three aspects incorporating doors leading out to the garden and courtyard.

BOOT ROOM

ceiling with inset downlighters, storage cupboard, timber panelling with coat hooks, radiator, panelled and double glazed door leading out to the rear garden.

CLOAKROOM

with white low level w.c., wash hand basin with pillar tap, wall mounted storage drawers, courtesy mirror above, fitted cabinet and lighting, fitted shelving, ceiling with inset downlighters, heated towel

rail/radiator, oak flooring, double glazed and frosted window.

DRAWING ROOM

with principal staircase rising to first floor, newel post, spindles and handrails, understairs storage, period radiators, oak flooring, double glazed to three aspects including a pair of doors to the front with secondary entrance and entrance porch.

SUMMER KITCHEN/UTILITY

feature part vaulted ceiling with double glazing, range of fitted handleless cupboards and drawers, working surfaces, one and a half bowl single drainer sink with mixer tap, ceiling with downlighters, extractor fan, radiators, double glazed windows to two aspects and twin double glazed doors leading out to the garden.

ON THE FIRST FLOOR

BEDROOM 1

ceiling with inset downlighters, range of fitted wardrobe cupboards, radiators, open fireplace, tiled hearth and slips, wooden mantel and surround, double glazed windows to two aspects.

ENSUITE SHOWER ROOM

tiled shower cubicle, wall hung wash hand basin, pillar tap, storage, low level





dual flush w.c., ceramic tiled floor, ceiling with downlighters, extractor fan, double glazed window to the front.

BEDROOM 2

cast iron fireplace, radiator, double glazed windows to the rear.

BATHROOM

rolltop bath with ball and claw feet, low level w.c. and wash hand basin, half tiled walls, tiled floor, ceiling with inset downlighters, extractor fan, courtesy lighting and mirror, a pair of double glazed windows.

BEDROOM 3

cast iron fireplace, fitted wardrobe cupboard, painted panelling, radiator, double glazed window.

STUDY/LANDING

cast iron fireplace with decorative tiled slips, oak flooring, shelved storage cupboard, radiator, double glazed windows to the front.

BEDROOM 4

feature vaulted ceiling, exposed timbers, radiators, double glazed window to the rear, double glazed conservation roof light

BEDROOM 5

feature vaulted ceiling, radiator, panelled and double glazed doors

leading out to balcony, double glazed windows to the side, spotlights.

BATHROOM

fitted with white suite, panelled bath with mixer/shower tap, tiling to surround, extending glazed shower screen, low level dual flush w.c., heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed conservation roof light, wash hand basin with storage drawers below, mixer tap.

OUTSIDE

The property is located at the end of its long gated gravelled driveway with hedgerow and post and rail fencing and views of the adjoining paddocks, further 5-bar gated access leads to extensive gravelled parking area with a useful range of outbuildings used as garaging/storage and stabling with and light connected. The gravelled driveway gives further access to an additional range of outbuildings ideal for conversion to additional garaging or leisure facilities with productive fruit and vegetable garden.

The property sits comfortably with its own delightful established ground with formal gardens principally laid to lawn with paved terrace with hedgerow and fenced paddock, storage barn with

timber elevations underneath a pitched corrugated roof, light connected and windows, currently sub-divided into stabling.

AGENTS NOTE

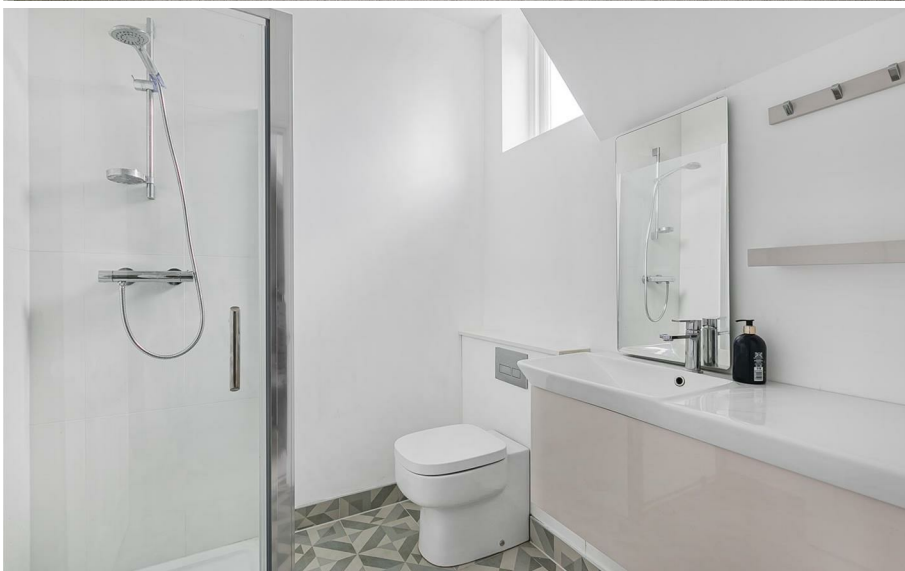
The property benefits from air conditioning in a number of rooms.

LOT 2

Further land available in all extending to around 11.74 acres.
Offers Invited.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,800,000

Tenure – Freehold

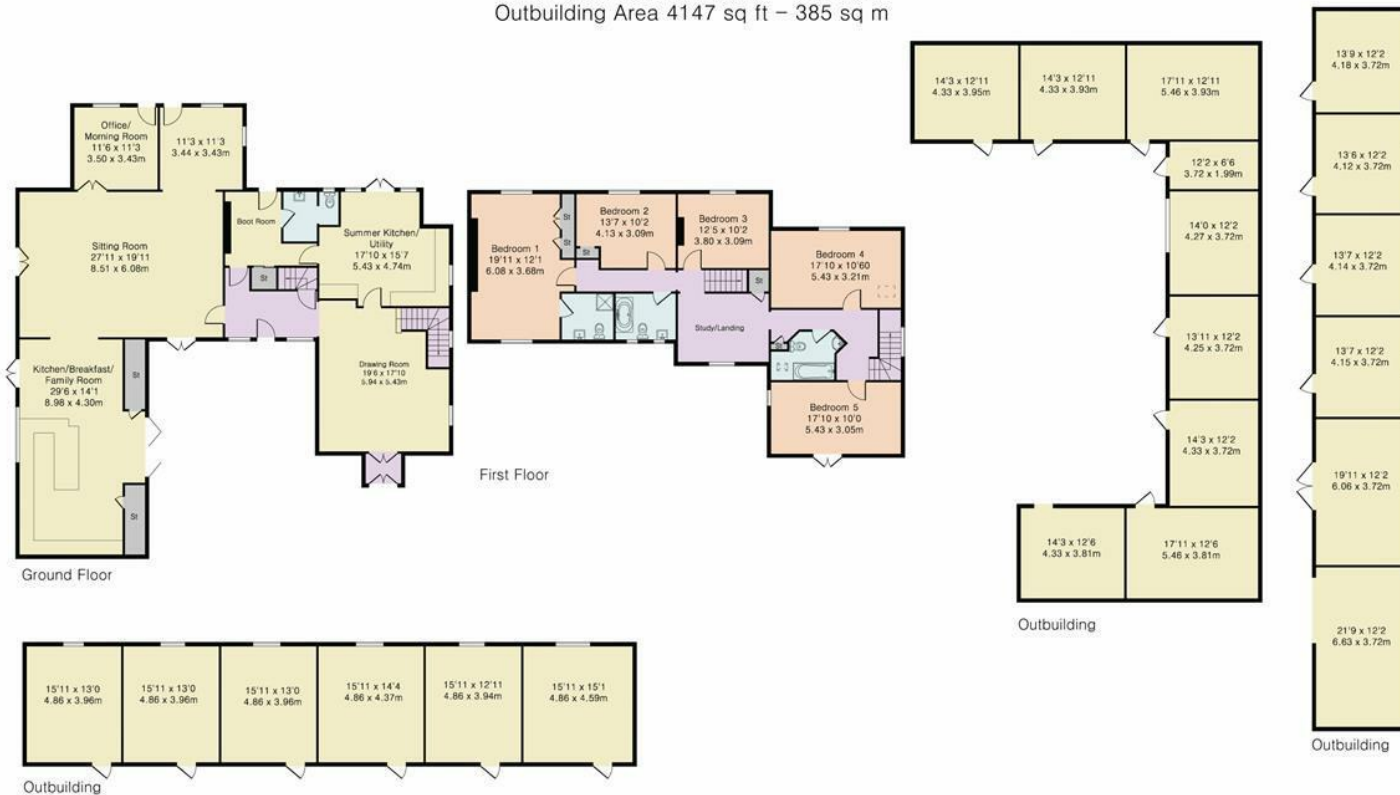
Council Tax Band – D

Local Authority – East Cambridgeshire District Council





Approximate Gross Internal Area 7797 sq ft – 723 sq m
 Ground Floor Area 2234 sq ft – 208 sq m
 First Floor Area 1416 sq ft – 130 sq m
 Outbuilding Area 4147 sq ft – 385 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

