



Saville House, St. Marys Square, Newmarket, CB8 0HZ
Guide Price £1,250,000 Freehold



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A STUNNING DETACHED, BAY-FRONTED, LATE GEORGIAN HOUSE SET WITHIN SECLUDED, SOUTH-FACING GARDENS AND GROUNDS OF APPROXIMATELY HALF AN ACRE AND LOCATED CENTRALLY WITHIN THE TOWN OF NEWMARKET.

- Georgian detached house
- 5 beds, 3.5 baths, 3 receipts
- Built in 1833
- Gas-fired central heating to radiators
- EPC - D / 61
- 3328 sqft / 309 sqm
- 0.5 acres
- Private driveway with generous parking for numerous vehicles
- Wine cellar
- Council tax band - F

Saville House is a beautiful bay-fronted, late Georgian family residence built in 1833 and was virtually re-built by the current owners in the mid late 1980's. Great care, of course, was taken to preserve much of the original character of the era and has been continuously and meticulously updated over the years. The property boasts beautifully presented accommodation of approximately 3328 sqft. The property is immersed in the equestrian world with an adjoining yard and stables on its boundary and the property is located right at the heart of the town of Newmarket and close to The Gallops.

The accommodation comprises an entrance portico to a welcoming reception hall, stairs to first floor accommodation, cloakroom WC just off and a door to the cellar. There are three generous reception rooms including a most elegant bay window to the drawing room with a feature fireplace, bespoke cabinetry and book-shelving on either side of the chimney breast. There is a large dining room and a snug/family room.

The kitchen/breakfast room is fitted with bespoke base-level and wall-mounted storage cupboards, ample fitted working surfaces, a gas fired Aga, complemented by a separate ceramic hob oven and integral fridge/freezer and dishwasher. The utility room/boot room houses the usual white goods, a wall mounted gas-fired central heating boiler and a door to the rear.

Upstairs, off the landing, are five large double bedrooms including the master bedroom and guest bedroom, both with ensuite bathrooms. The three remaining bedrooms are serviced by a large luxury bathroom, which boasts both a roll top claw foot bath and a shower cubicle. The property also benefits from a large, boarded loft with a hatch and in-built ladder.

Outside, the property is accessed via a secure electric gated entry system. This initial part of the driveway is also shared with the yard and leads to a further set of wooden electric gates. Beyond which is a long driveway that leads to a generous parking area for numerous vehicles. The principle and formal garden, which is south-facing, is laid mainly to manicured lawn with well stocked flower and shrub borders and beds including a rose garden, mature trees and bushes, a generous paved patio, which is ideal for alfresco dining and all enclosed by a combination of beautiful ancient flint walls and fencing. There is also a workshop/garden shed.

The kitchen garden boasts vegetable, herb and fruit beds, a fruit cage and two greenhouses. Beyond, is a further small lawned area with further flower and shrub borders and beds and all enjoy excellent levels of privacy and seclusion.

Location

Saville House sits in the very heart of Newmarket, the headquarters of British horseracing. The town boasts two racecourses, The Rowley Mile and The July Course and also provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club, with Cambridge and Bury St Edmunds only a short journey away with further amenities. There is excellent access to the A14 and A11 (M11) and there is a short train line connection from Newmarket to Cambridge and Ipswich. Stansted International Airport is also only approximately 40 minutes' drive.

Tenure

Freehold

Services

Mains services connected include; gas, electricity, water and mains drainage.

Statutory Authorities

West Suffolk Council.

Council tax band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





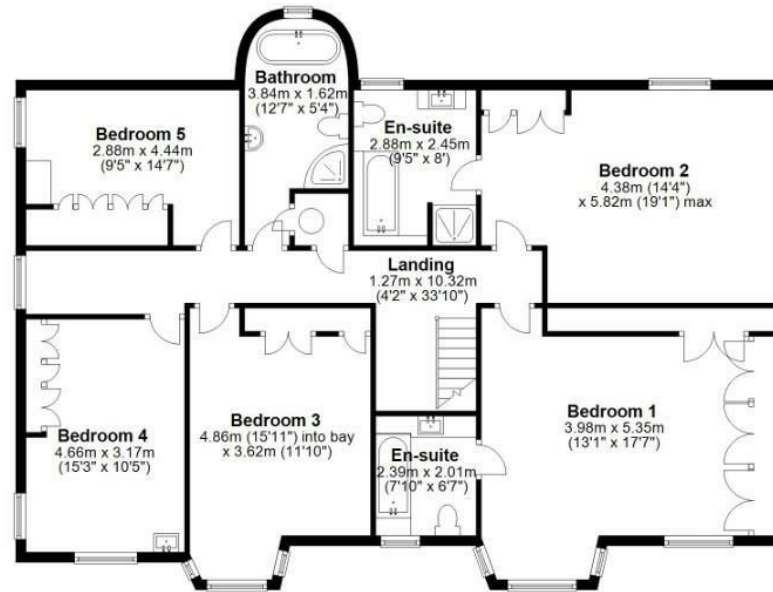
Ground Floor

Approx. 144.5 sq. metres (1555.4 sq. feet)



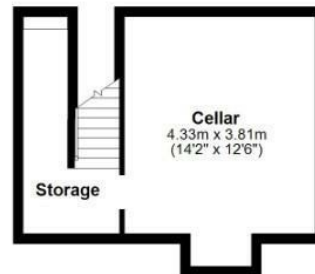
First Floor

Approx. 141.6 sq. metres (1524.6 sq. feet)



Cellar

Approx. 23.7 sq. metres (255.2 sq. feet)



Total area: approx. 309.9 sq. metres (3335.2 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

