



EH

EXQUISITE
HOME

ON THE EDGE OF SUFFOLK AND CAMBRIDGESHIRE

Beautiful West Suffolk is a particularly lovely part of the county with vast expanses of open farmland and fields dotted with pretty little villages and the jewel of West Suffolk, Bury St Edmunds, as the main settlement. Cambridgeshire, with its huge skies, rich fenland and stunning scenery is a fitting neighbour and in this part of Suffolk, Bury St Edmunds, Ely and Cambridge are easily accessible. Transport links are excellent here, with the A14 running from Bury St Edmunds on to Cambridge and then west to Huntingdon, Kettering and Rugby. Regular fast trains connect Bury St Edmunds with London Liverpool Street on the Greater Anglia Line, making this part of the county eminently commutable.





Perfectly Placed...

Just under twenty miles northeast of Cambridge, sixteen miles west of Bury St Edmunds and two and a half miles northwest of Newmarket is the most westerly village in Suffolk, Exning. It sits just off the A14 and has had a long and exciting history. It is generally believed to be the site of the capital of the Icenii tribe, home of Queen Boudicca and may well have been the birthplace of St Ethelreda to whom Ely Cathedral is dedicated. The village is dominated by its splendid Grade I listed parish church, St Martin's, dating back to the twelfth century. It also has a primary school, village shop with Post Office, a park, community hall and two pubs. Near the village centre on a quiet road is this immaculate detached house built around fifty years ago. The present owners bought it in 2006, attracted by its wonderful village location. Since moving in, they have completely updated it and added a first floor, as well as replacing the kitchen and bathrooms, laying new flooring in the kitchen, redecorated, recarpeted and put in a log burner. There is a generous drive to the front with plenty of room for off street parking and there is virtually no through traffic as the house sits in a cul de sac. A porch opens into the entrance hallway, flooded with light and extremely cosy and welcoming. Ahead is a laundry room with a hand basin and plumbing for the washing machine. To the left, the dual aspect living room has a chimney breast papered with figured wallpaper and with a wood burner as the focal point. The owners use it daily, for reading, relaxing, watching television and socialising, and it has many happy memories of Christmas.

Several shallow steps lead up to the wooden floored dining room through an arch, giving a wonderful sense of flow. The owners eat in there every day and it is ideal for kitchen suppers, dinner parties or everyday family meals. In the summertime, the outdoors comes in with barbecues and there is more than enough room for guests. The kitchen opens directly off the dining room and with its integrated Siemens dishwasher, fridge and freezer, integrated electric oven and induction hob, attractive cream and wooden cabinets and generous worktops and storage, it is a lovely and practical space for cooking. A hallway leads off the living room and here can be found a cosy study, which would also make a good child's bedroom or nursery, or even a play room. The principal bedroom is light and sunny, with a crisp, contemporary en suite shower room and a pair of French doors leading directly into the garden. This is an absolutely delightful feature, bringing the outside in in warm weather and affording wonderful views of the outside in the colder months. The third room leading off the hallway is currently being used as an extra reception room, but could also be converted into a double bedroom if desired. The owners used it as a bedroom before they built the loft extension and it is certainly a most versatile room. The spacious four piece family bathroom with a bath in a tiled surround with shower over and large shower, all decorated in a modern, neutral colour palette and with plenty of storage space completes the spacious and flexible ground floor accommodation.



A Warm Welcome



“The property been built with an eye to space, light and versatility...”



A delightful first floor...

The loft extension has been constructed with an eye to space and versatility and enjoys lovely views. There is a large double bedroom with natural light flooding through the skylight, a Juliet balcony and a useful dressing room which makes the ideal principal bedroom suite or guest accommodation. This adds very greatly to the practicality and flexibility of the house and has been designed and built to a very high standard.



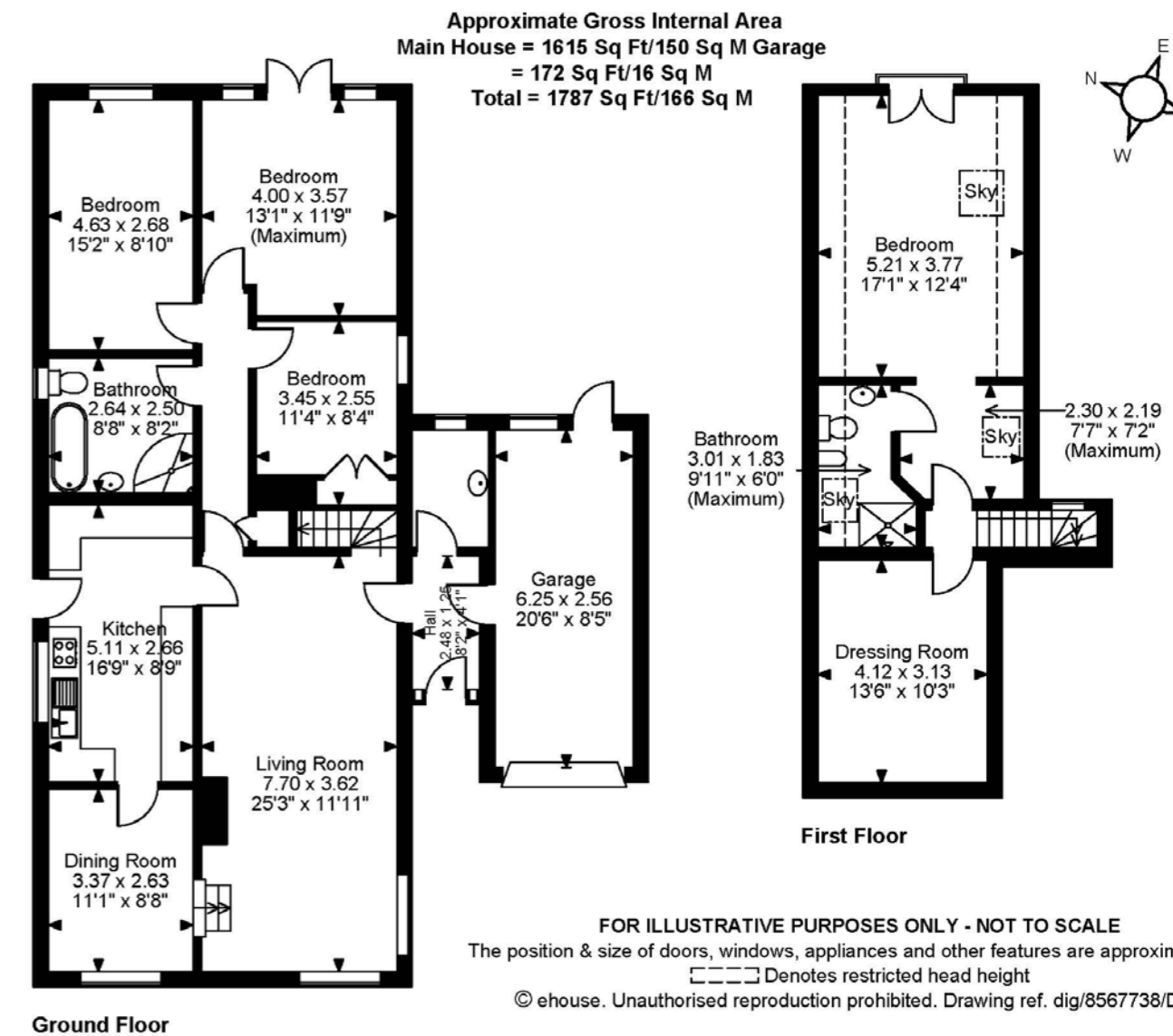
LOCATION

The pretty back garden to the rear of this house benefits very greatly from the chalk stream which flows past to the old mill and farmhouse a few hundred yards away. The sound of running water, the sight of green, clustering foliage along the banks, the trees dipping their branches into the stream and the ducks, moorhens and fish who make their homes there add another dimension to this already charming garden. There is a paved patio to the rear of the house, ideal for al fresco dining, and the lawn slopes gently up via a pretty rose-covered arch and a flight of shallow stone steps. There is a wood shed and a large shed painted in on trend sage green, ideal for storing garden equipment and furniture. The garden has a number of mature bushes and shrubs and is low maintenance.

To the right of the house is the integrated garage with power and light. It is currently used for storage, but if desired, and with the correct planning permission in place, it could be converted into a home gym, further reception room or large home office. As far as shopping and leisure activities go, there is a Tesco's very nearby and Newmarket, just two and a half miles away, has everything anyone could reasonably need.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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