







Church Hill

Lidgate, Newmarket, CB8 9PT

- Modernised Character House
- 4 Bedrooms
- Multiple Reception Rooms
- Modern Fitted Kitchen
- Cloakroom and Utility Room
- · Oil Fired Central Heating
- Large Gardens
- Garage and Parking

A beautifully modernised four-bedroom character home in the sought-after village of Lidgate, offering approx. 2,680 sq ft of elegant and spacious accommodation. Recently refurbished, the property features multiple reception rooms including a large sitting room, drawing room with open fire, dining room with inglenook fireplace, and a bright kitchen/breakfast room with French doors to the garden. The first floor provides a generous master suite with dressing room/bedroom four, two further double bedrooms and two stylish bathrooms. Additional benefits include a family room, large utility room and a substantial garage.

West Wing is set within attractive and well-maintained grounds and enjoys ample outdoor space, lawned areas and a private outlook, creating a peaceful rural setting. EPC:: E, Council Tax Band: F



£3,200 PCM

















LOCATION

LIDGATE is a picturesque village offering a public house and church. The village of Wickhambrook is located just 3 miles away and offers a further public house, surgery, parish church, and a primary school. A full range of amenities including shops, restaurants, schools and leisure facilities can also be found in nearby Newmarket (7 miles) and the towns of Bury St Edmunds (12 miles) and Cambridge (18 miles).



WEST WING, CHURCH HILL

SITTING ROOM

21'8" x 16'4"

DINING ROOM

16'5" x 10'7"

with an inglenook fireplace and step up into the sitting room.

DRAWING ROOM

21'8" x 16'3"

with open fireplace

KITCHEN

13'7" x 12'7"

with a range of base and wall units, tiles splashback surround, sink with draining board and mixer tap and centre island, space for freestanding electric oven.

BREAKFAST ROOM

13'7" × 12'7"

with flint and brick exposed walls and French doors to rear garden.

UTILITY ROOM

14'11" x 13'1"

with a range of newly fitted base and wall units, sink with mixer tap, oil boiler, security alarm panel and door to garage.

FAMILY ROOM

18'5" x 12'8"

with steps down to the family room and french doors to rear.

CLOAKROOM

with WC and hand basin with tiled splashback.

HALLWAY

the hallway wraps around the back of the drawing room and round to the sitting room.

FIRST FLOOR

MASTER BEDROOM

12'9" x 12'1"

with dual aspect windows and door leading through to dressing room/bedroom four.

DRESSING ROOM/ BEDROOM FOUR

11'7" x 10'9"

with window.

EN SUITE

with modern suite comprising low level WC, panelled bath with tiles surround, hand basin with vanity, heated towel rail and separate shower area with rainfall shower head and attachment,

BEDROOM THREE

13'5" x 12'5"

with fireplace feature, window to rear and storage cupboard.

BATHROOM

with freestanding bath with tiles surround, mixer tap with handheld shower attachment, WC, hand basin, extractor fan and shower cubicle.

EN SUITE

with shower cubicle with rainfall head, handheld shower attachment, WC and hand basin with tiled backsplash.

BEDROOM TWO

16'1" x 10'5"

with window to rear.

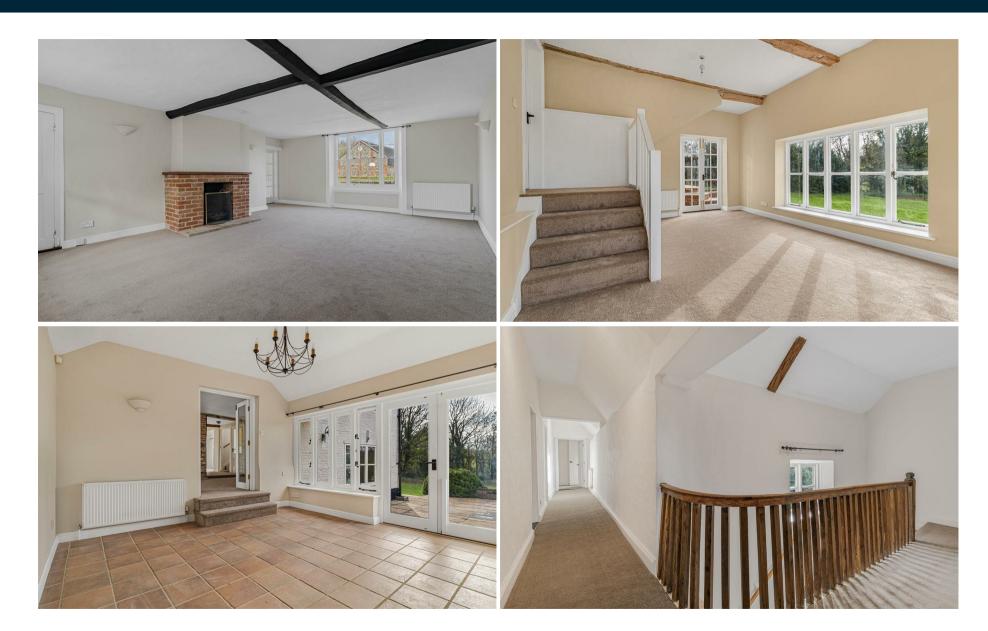
GARAGE

29'3" x 15'6"

OUTSIDE

The property boasts expansive gardens enriched with mature trees and well-established hedges, creating a setting that feels both grand and secluded. Throughout the gardens, open lawns blend seamlessly with shaded corners, offering a variety of spaces.







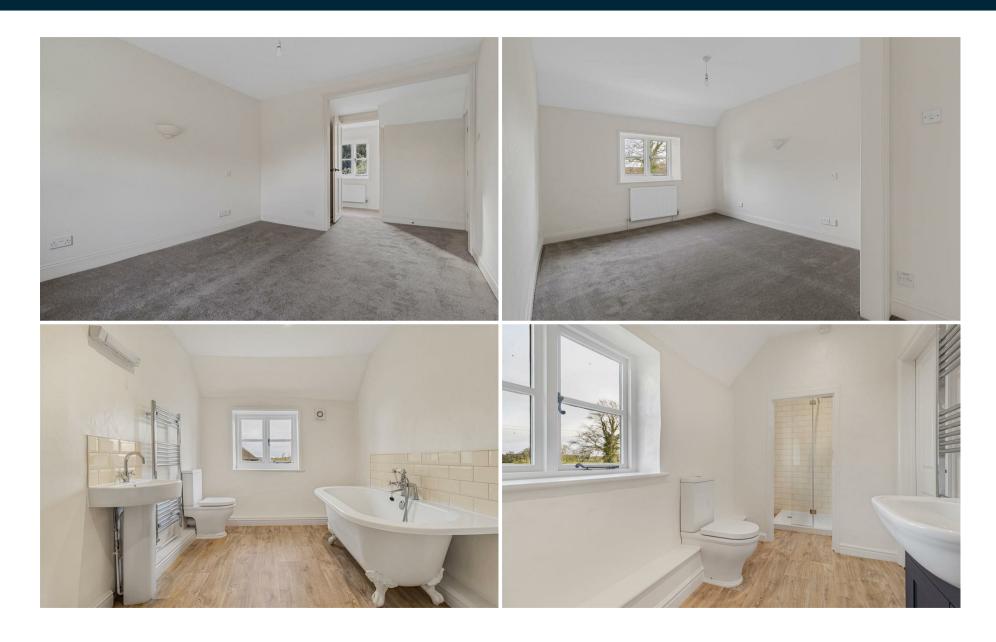




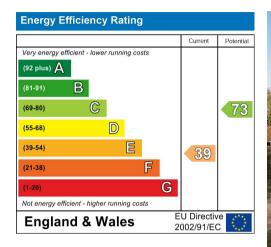
















£3,200 PCM Council Tax Band - F Local Authority - West Suffolk



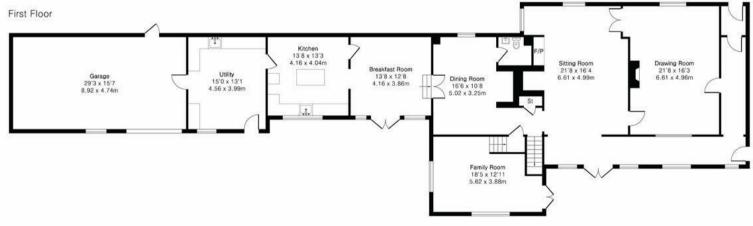




Approximate Gross Internal Area 3202 sq ft - 297 sq m (Excluding Garage)

Ground Floor Area 2058 sq ft - 191 sq m First Floor Area 1144 sq ft - 106 sq m Garage Area 455 sq ft - 42 sq m





Ground Floor







For more information on this property please refer to the Material Information Brochure on our website. Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.







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