


FOR SALE
£900,000

Spacious Four Bed Detached House with Double Garage

ADDRESS

4 Robin Hatch,
 Newmarket
 CB8 9DT

SIZE

288.25 m² (3,102 ft²)
 Approx. gross internal floor area

KEY FEATURES

- + Detached executive home
- + Gated cul de sac
- + Four Bedrooms
- + Open plan kitchen diner
- + Two reception rooms
- + Two ensembles
- + Utility room
- + Detached double garage
- + Established garden
- + Freehold

OVERVIEW

The property is an executive style spacious four bedroom detached home situated at the end of a cul de sac in an attractive small development known as Robin Hatch.

This property greets you into an expansive entrance hallway providing access to the triple aspect lounge, the second reception room, study, WC, utility room and the open plan kitchen diner which includes integrated appliances, and rangemaster and has bi-folding doors onto the patio. The ground floor has underfloor heating throughout. The first floor comprises a family bathroom and four double bedrooms, with the master bedroom and second bedroom both enjoying ensuite facilities.

Externally, the property sits towards the rear end of a private cul de sac amongst other executive style homes providing quiet privacy. The house sits centrally within its plot with mature front and rear gardens with a good sized patio and garden laid to lawn. It benefits from a gated driveway for multiple vehicles as well as a detached double garage with electric up and over doors.

LOCATION

The property is in the charming market town of Newmarket, a place steeped in history and globally renowned as the “home of British horseracing”.

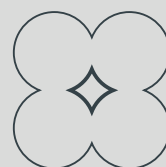
Nestled on the edge of open heathland and just a short drive from the A14 /A1304 corridor, Newmarket enjoys excellent road connections to Cambridge (approximately 14 miles), Bury St Edmunds and beyond. The local railway station at Newmarket is within walking distance and provides links towards Cambridge and Ipswich via Ely and Bury St Edmunds, making the town accessible and well-connected.

Newmarket is within walking distance and offers a unique blend of charming market-town character, strong transport links and countryside access — ideally suited for both families and professionals seeking lifestyle and convenience.

CONTACT

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RPRS



ACCOMMODATION

Ground	129.69 m ²	1,396 ft ²
First	122.82 m ²	1,322 ft ²
Garage	35.73 m ²	384 ft ²
TOTAL	288.25 m ²	3,102 ft ²

Approx. gross internal floor area

SERVICES

We are advised that the property has mains electricity, gas and water. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is considered a G rating by East Cambridge Council. Interested parties should make their own investigations.

TENURE

Freehold

GUIDE PRICE

£900,000

VIEWING

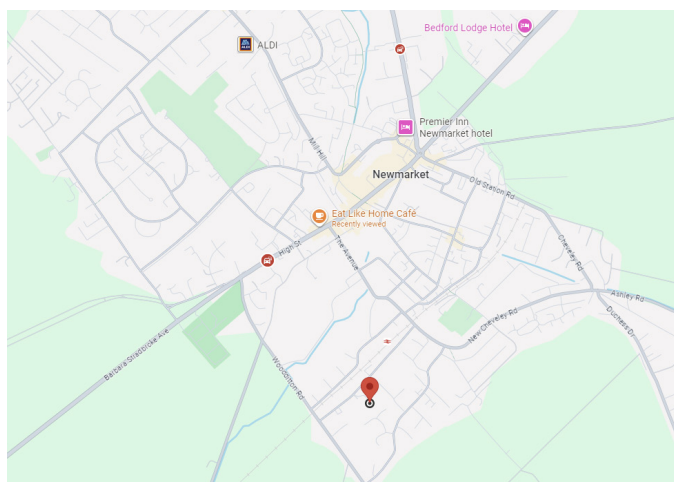
Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



FLOOR PLANS

Robin Hatch Newmarket



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: November 2025