

Fairway Lodge, The Avenue, Newmarket



# Delightful family home with swimming pool complex in a central location.

#### Accommodation

**Ground Floor** Reception hall | Sitting room | Dining room | Kitchen/breakfast room Pantry | Office | Store room | Cloakroom | Indoor swimming pool complex

**First Floor** Principal bedroom suite with dressing room | Four further bedrooms Family bathroom

Immaculate formal gardens | Garaging

#### Location

Fairway Lodge is located at the famous Tattersalls sales ring entrance on the prestigious Avenue, a minute's walk to the High Street. Newmarket is home to many racing institutions, including the National Stud, the National Horseracing Museum and The Jockey Club. Some of the finest racing in the world is seen on The Rowley Mile and The July Course. The town provides many amenities, including schools, shops, supermarkets, hotels, restaurants, leisure facilities, health clubs, and a golf club. The world-renowned University City of Cambridge offers further amenities, and there is excellent access to the A14 and A11 (M11). There is also a branch line connection from Newmarket to Cambridge and Ipswich. Stansted International Airport is approximately 40 minutes drive







## The Property

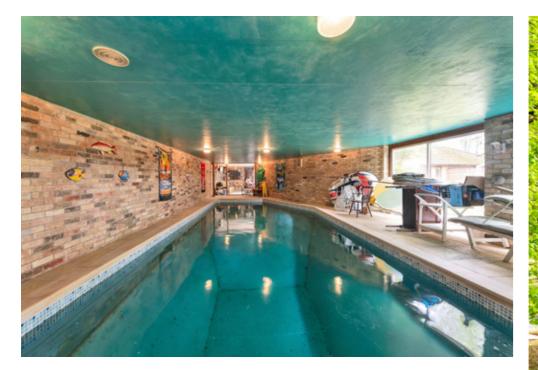
Fairway Lodge is a delightful family home that benefits from a well-proportioned reception hall, a dual-aspect sitting room with a large open fireplace, and access to the terrace. The extensive kitchen/breakfast room benefits from a range of built-in units, a pantry, and easy access to the dining room which enjoys charming views over the garden. Beyond the kitchen/breakfast room is the rear hall with access to the back door and excellent storage spaces as well as the office, storeroom and garage. There are five bedrooms on the first floor, including a large principal suite with dressing room and a family bathroom.















## Pool Complex

The indoor swimming pool complex is accessed via the sitting room, with changing rooms, a cloakroom and shower, as well as a bar area which is ideal for entertaining.

### Outside

The delightful south/west facing rear garden overlooks Tattersalls sales ring. The extensive terrace runs along the majority of the rear of the house, as well as the side of the pool complex, providing a wonderful seating area. The garden is very private with mature specimen trees and herbaceous borders running along two boundaries. The front of the property is positioned behind a brick wall with extensive parking and a large garage.

## Property information

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold

Local Authority: West Suffolk District Council

Council Tax: Band G

Viewing: Strictly by prior appointment with the Knight Frank, LLP



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I would be delighted to tell you more



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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