

Wynyard House, Bury Road, Newmarket  
Suffolk, CB8 7BT

Guide price £1,375,000









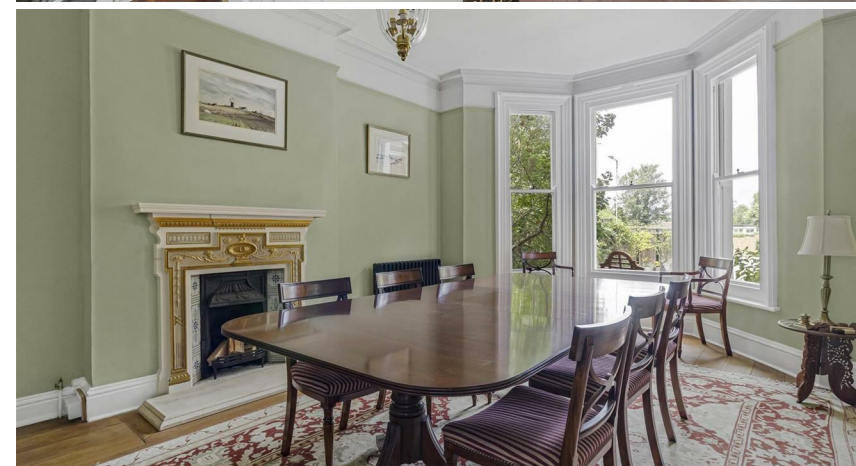
# Wynyard House, Bury Road, Newmarket, Suffolk CB8 7BT

- Highly sought-after town location on the famous Bury Road
- 6 double bedrooms and 3 bath/shower rooms (1 en-suite)
- Attractive period features
- Driveway with parking for several cars
- Beautiful gardens
- Spacious and versatile accommodation

Wynyard House is a substantial and imposing Victorian family home situated in a highly sought-after location on the famous Bury Road. The property enjoys spectacular accommodation of 3,789 sq.ft and has been thoughtfully and sympathetically improved, whilst preserving many of its charming period features, such as parquet flooring, high ceilings, and ornate fireplaces.

Built in 1870, this beautiful property was named by Lord Derby after his horse won a major race by a yard, creating the name 'Wynyard'. This handsome property is a fine example of its time, with classic features complemented by modern comforts.

The accommodation comprises a welcoming and spacious reception hall with a part-glazed front door, fitted mat with tiled surround, and stairs to the first floor. The living room has a bay window at the front, and a beautiful open art deco fireplace. There is a spectacular dining room with a bay window to the front and an original restored fireplace. Down the hall is the library with a large window to the side, parquet floor and part-glazed doors to the drawing room. The impressive and grand drawing room has a large open stone fireplace, a domed feature roof light, an exposed wooden floor, and French doors to the garden. The kitchen/breakfast room is flooded with natural light with fitted units, wood worktops, a Belfast sink, integrated appliances including Rangemaster cooker and a continuation of the parquet floor. Adjacent is the useful utility room with a tiled floor, and space for a washing machine, dishwasher and butler sink. There is a window to the side, and a door to the back hallway.



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The back hallway has a glass atrium ceiling and a door to the outside. A sauna and the boiler room with ample storage are located off the inner hall, and a cloakroom is accessed from the reception and back hallway. Further storage space can be found in the cellar.

The first floor landing boasts an attractive sun room with built-in window seat and a glazed door to the potential roof terrace. The principal bedroom has a bay window to the front aspect and an en-suite bathroom. There are two further double bedrooms to the first floor and a beautiful family bathroom. The spacious second floor boasts three further generous double bedrooms with amazing views over the gallops from bedroom 6 and a stylish shower room.

The property further benefits from a gated driveway and a private landscaped rear garden, all of which is located directly beside 'Lord Derby's Gap', the horse walk that links Bury Road with the Heath.

Wynyard House is approached via cast iron gates leading to a gravel driveway providing parking for several vehicles. A wooden pedestrian gate to the side and gravel path lead to useful garden storage and the rear the garden. The attractive rear garden is enclosed by wooden fencing with a lawn, specimen trees, summer house, rose and shrub beds. A gravelled terrace adjoins the rear, where there is a wood store, outside lighting and water tap, there is an additional gravelled seating area surrounded by beautifully stocked beds and a bespoke green house adjoining the rear of the property

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.



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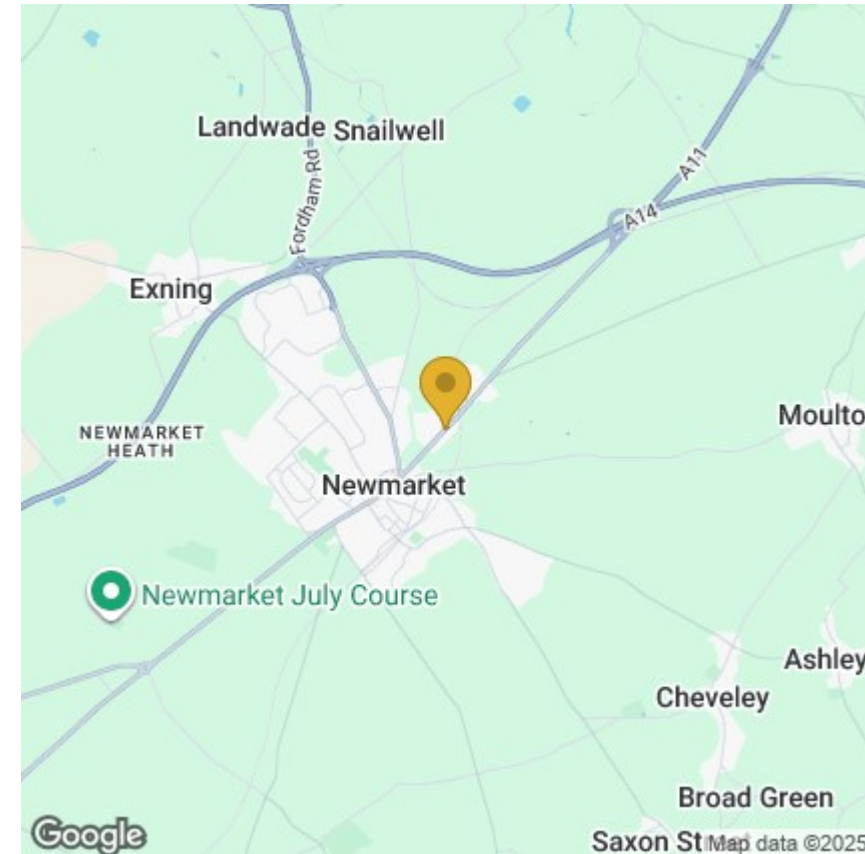
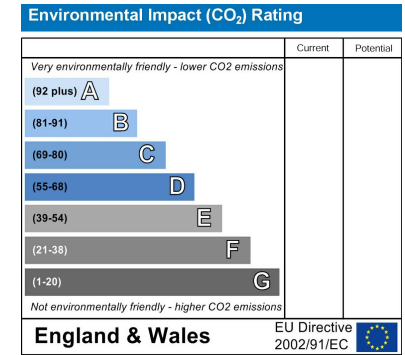
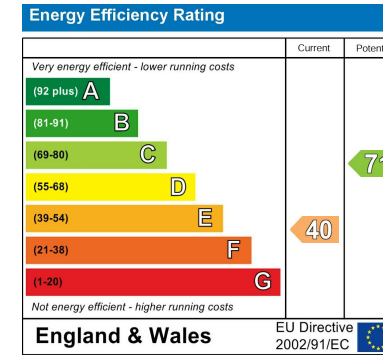
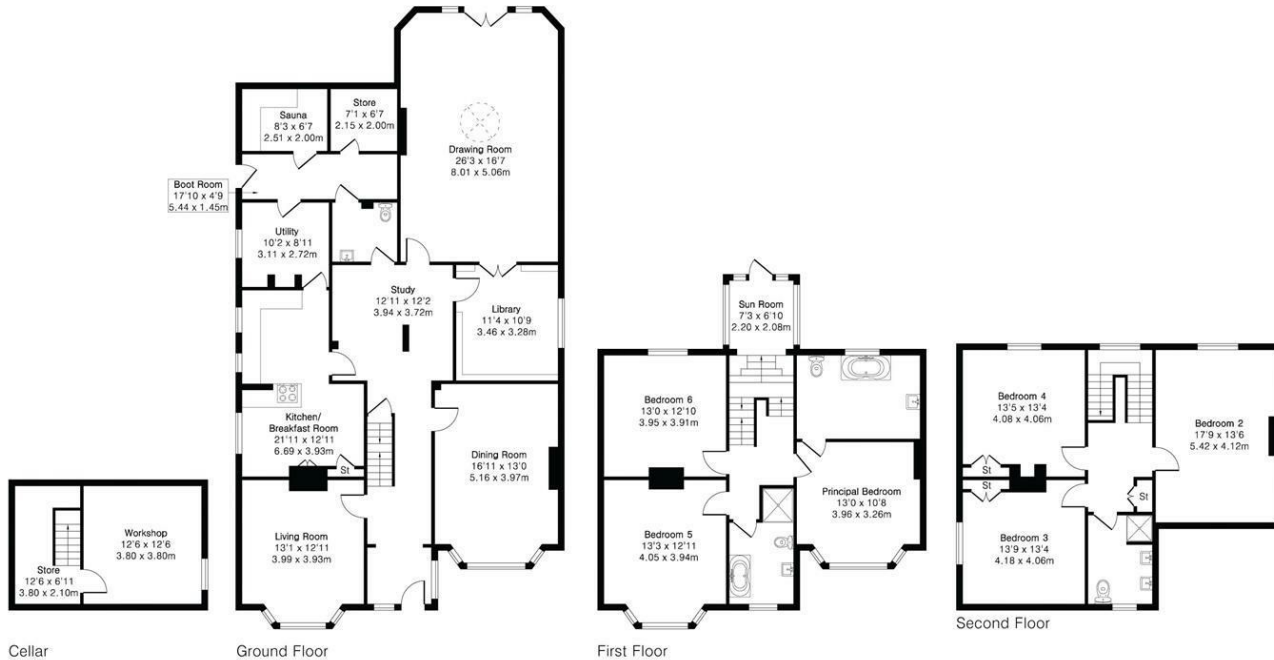
**Approximate Gross Internal Area 3789 sq ft - 351 sq m**

Cellar Area 245 sq ft – 23 sq m

Ground Floor Area 1889 sq ft – 175 sq m

First Floor Area 875 sq ft – 81 sq m

Second Floor Area 780 sq ft – 72 sq m



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