



EH

EXQUISITE  
HOME





## LARGE HOUSE WITH VAST POTENTIAL

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 the splendid Grade I listed parish church, St Martin's, dating back to the twelfth century, at its heart. It also has a primary school, village shop with Post Office, a park, community hall, cricket ground and two pubs. Sitting on a very generous plot of 4.7 acres and believed to have been constructed around the turn of the twentieth century is this handsome detached house with annexe, outbuildings, gardens, paddocks, 12 boxes, ménage and grazing. For anyone looking to run an equestrian business or simply stable their own horses, this is the ideal property.

There is plenty of parking space and a gravelled frontage as well as a large lawn. At the front of the house, a staircase runs up to the balcony leading off the principal bedroom with a well established wisteria scrambling up it, a mass of fragrant purple flowers when in bloom. The porch leads into the welcoming entrance hall with a useful cloakroom off. The study is the perfect size for a home office, very well suited for anyone who runs a business from home. The attractive sitting room is flooded with natural light streaming in through the two large windows and there is a handsome stone fireplace with open fire, plus the original wooden parquet floor. The dining room with its oak floorboards and double doors opening out on to the garden has more than enough room to accommodate every day family dining, informal parties or larger gatherings. The cheerful kitchen with its blue and white tiles and solid wooden cabinets opens into the inviting family room with its oak floorboards, brick fireplace and open fire. This second reception room provides an overflow for family Christmases and occasions and its proximity to the kitchen gives it a wonderful flow.

The sitting room opens into a small hall with a utility room on one side, a shower room on the other and the generous fourth bedroom with double built in wardrobe beyond. Entirely accessible, this is the perfect accommodation suite for an older family member or for guests.

Three bedrooms and a family bathroom radiate from the generous landing. The principal bedroom suite is truly magnificent, with a smart en suite bathroom with bath and shower over and built in wardrobes, plus a stable door leading out to the balcony looking over the front lawn and to the paddocks and grazing beyond. There is enough room for a table and chairs and on sunny days, a leisurely breakfast can be enjoyed here. The two further large double bedrooms offer spacious accommodation and one has built in wardrobes. The first floor accommodation is completed by the three piece family bathroom with shower.

## WHERE SUFFOLK AND CAMBRIDGESHIRE MEET

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, next door, 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 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.









## ENDLESS POTENTIAL

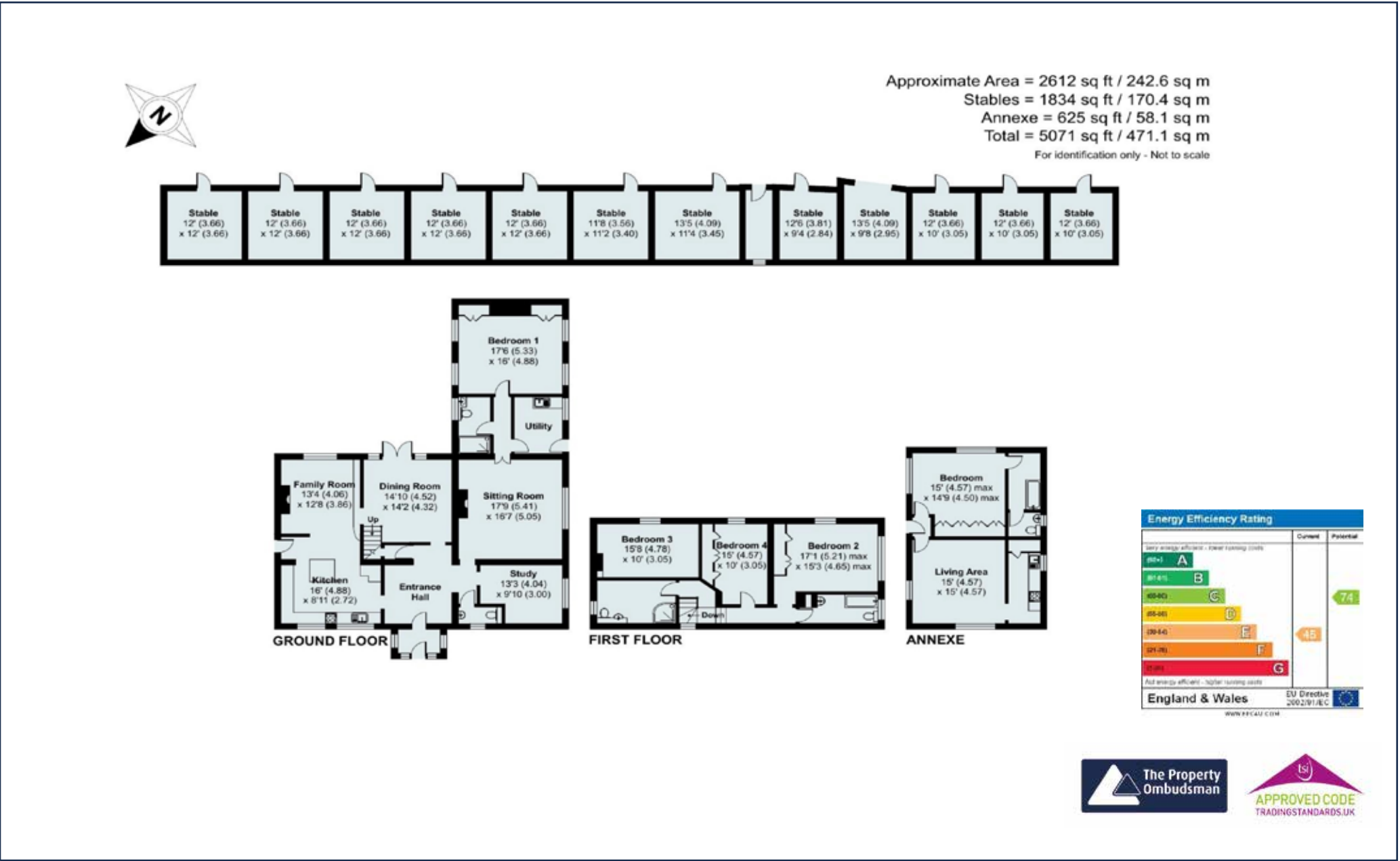
Across the gravel from the main house is the large annexe which has a sitting/dining room with fitted kitchenette and a bedroom with an ensuite bathroom with bath and electric shower over plus heated towel rail. This provides useful overflow accommodation and could serve as an annexe for older family members. Equally, if desired, and with the correct planning permission in place, it would make an ideal holiday let or Airbnb. There is a sizeable stable block with a tack room and machine store.

The garden is mainly laid to lawn with a number of mature trees, perennials and a two storey playhouse. To the rear is a stone patio. There is more than enough room to plant out vegetables and a fruit cage if desired, and there is space for play equipment.

Newmarket, the birthplace of thoroughbred horse racing and the epicentre of the equestrian trade is just two and a half miles away, with its gallops, Tattersalls auctioneers, over fifty training stables and sixty horse breeding studs. It also offers all the usual amenities such as schools, shops, cafes, pubs, restaurants and leisure activities. Transport links here are excellent with the A14 running past the village and regular fast trains to Cambridge and Ipswich from Newmarket station. With plentiful gardens, paddocks, grazing and stables, menage, an annexe, cloakroom, four reception rooms, three bathrooms and four bedrooms, this impressive family home offers comfortable and flexible accommodation as well as almost limitless possibilities.







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