



The Highlands, Exning, Newmarket

Sheridans



The Highlands, Exning, Newmarket CB8 7NT

Guide Price £1,200,000

An exciting development of only two brand new outstanding 2900 sqft and 3800 sqft homes providing luxuriously appointed accommodation situated close to the historic racing town of Newmarket

Summer House and Orchard House. The Highlands, is a high-quality development of just two stunning houses located in a sought after location within the well served and conveniently positioned village of Exning, situated only a few miles from Newmarket.

The houses and associated gardens enjoy a private setting tucked away at the end of a shared private drive in generous grounds of either 1 or 1.5 acres. Each of the houses have been designed with the aim of being both distinct in style, whilst utilising high-quality materials coupled with beautifully proportioned rooms and spacious accommodation, whilst offering all the benefits of modern living.

The accommodation for Summer House in brief comprises of a spacious reception hall creating an area of great first impression with half vaulted ceilings and oak staircase to a galleried landing and doors to a cloakroom, utility room and boiler room. A useful study/home office has a window to front and a superb cinema room is a particularly versatile dual aspect reception room, with window to front and French windows to rear gardens. Double doors lead from the reception hall to an incredible "live in" kitchen/dining/sitting room measuring 46ft x 16ft. The kitchen breakfast area with its fine stone floor, is fitted with an extensive range of units beneath quartz/granite preparation worktops, complemented by quality integrated appliances and central island. The dual aspect dining area is an ideal space for entertaining and flows through to the comfortable dual aspect sitting room with fireplace with wood burning stove and stylish Bi-fold doors opening to the terrace and gardens. A further pair of double doors lead through to the snug/family room again with oak floor, bi-fold and French doors to the superb Limestone terrace and gardens.

On the first floor is a stunning galleried landing leading to a stunning principal suite with large window affording far reaching views and doors to the

spacious dressing room and bathroom with shower and free standing bath. The four remaining bedrooms are all of a good size (two of which are en-suite) and a family bathroom completes the superb level of accommodation.

Outside

The house is approached along a shared private driveway leading through a pair of gates opening to a huge expansive brick weave driveway providing an incredible level of vehicle parking, turning space and access to a detached double garage with electric door and potential for room above. The gardens are mostly laid to lawn with numerous mature trees and of particular note is the large "wrap around" Limestone terrace with railings, creating an ideal area for outdoor entertaining and al-fresco dining. All in about 1.5 acres (s.t.s).

Location

Highlands is an exclusive location situated within the West Suffolk village of Exning, just two miles from the famous horse racing town of Newmarket. The village offers a good range of local amenities including a primary school, three public houses, a Post Office and local shops. Newmarket provides a good range of amenities including state and independent schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines in to London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.

Directions

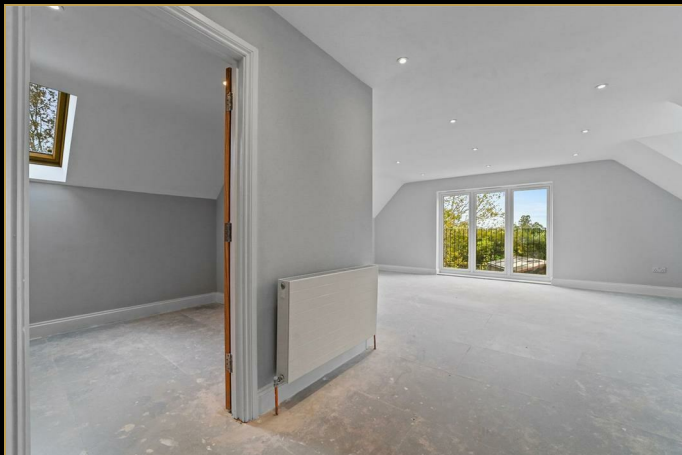
When travelling along the A14 Dual Carriageway from the direction of Bury St Edmunds, take the turning signposted Newmarket / Ely A142. At the end of the slip road turn right towards Exning. Follow the road and take the next turning on the left to Exning and after a short distance turn left into The Highlands where the properties will be found at the end down a private drive.

- Large half vaulted reception hall with galleried landing and oak staircase
- Cinema room
- Study
- Utility room, boiler room, rear lobby
- Incredible 46ft "live in" kitchen/dining/sitting room with stunning kitchen with island
- Snug/family room
- Master suite, dressing room, en-suite bathroom
- Four bedrooms, two en-suite, family bathroom
- Gated driveway, ample parking, double garaging
- Large Limestone terrace, gardens extending to about 1.5 acres (s.t.s)

Services and agents note

All mains services are connected. Underfloor heating on ground floor, radiators on first floor.

Agents note: Choice of carpets to be included.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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