



**Landmark  
Wickhambrook, Suffolk**

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# Landmark, Coltsfoot Green, Wickhambrook, Newmarket, Suffolk CB8 8UW

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.

A spacious circa. 8,342 sq.ft detached house offering generously proportioned living accommodation in need of some cosmetic improvement. The property enjoys ample off-road parking, swimming pool complex and grounds extending to 1.92 of an acre.

## A spacious 8;342 sq.ft detached house with indoor swimming pool complex, annexe and grounds extending to 1.92 acres.

Entrance into:

**SPACIOUS HALLWALL** With staircase to the first floor, large storage cupboard and rooms off.

**SITTING ROOM/DINING ROOM** A vastly spacious reception room currently utilised as sitting and dining areas with an open fireplace with log grate.

**SNUG** Another generous reception room with fireplace and views across the rear garden.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of wall and base units under worktop with 1.5 bowl sink inset. Integrated appliances include a Rangemaster cooker while there is space and plumbing for a dishwasher, under counter fridge and a large pantry cupboard houses the fridge/freezer and chest freezer. Door to:

**UTILITY ROOM** With a further range of wall and base units under worktop with sink inset. Space and plumbing for a washing machine. Door leading outside and door to the:

**CONSERVATORY** With views across the garden and door leading out.

**GAMES ROOM** Situated just off the Utility Room, currently utilised as a Games Room with a large storage cupboard/

**STUDY** With double doors opening into the Snug and door leading to the:

**REAR HALLWAY** A spacious rear hallway with doors leading to the **Gym, Swimming Pool** and rear garden.

**GYM** A purpose built gym with underfloor heating. Some of the equipment may be subject to sale via separate negotiation.

**POOL HOUSE** Housed within an enclosed building with a pitched ceiling. The swimming pool measures approximately 9m x 5m with the deepest depth measuring 4m. With a tiled surround and separate ladies and gentleman's changing facilities, both with shower and a separate **Cloakroom** with WC. Furthermore there is a **Pump Room** housing the pump for the swimming pool and boiler.

### First Floor

**LANDING** With airing cupboard and rooms off:

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**BEDROOM 1** A spacious double bedroom with built-in double wardrobes and eaves storage cupboards. **En-Suite** comprising panel bath, WC and pedestal sink unit.

**BEDROOM 2** A spacious double bedroom with built-in double wardrobes, eaves storage with views across the rear garden. **En-Suite** comprising tiled shower cubicle, pedestal sink unit and WC.

**BEDROOM 3** A spacious double bedroom with outlook to the rear.

**BEDROOM 4** With built-in storage cupboard and outlook to the side.

**BATHROOM** Comprising panel bath with separate tiled shower cubicle, pedestal sink unit, WC and bidet.

**SELF-CONTAINED FLAT** The self-contained flat operates on its own heating system and can be accessed externally to the right-hand side of the property via an external door. A hallway with **Cloakroom** and staircase leads to the first floor providing access to a spacious **Sitting Room** of dual aspect and a **Kitchen** comprising a range of wall and base units under worktop, stainless steel sink inset, electric oven and hob, plumbing for a washing machine and space for a fridge/freezer. **Bathroom** comprising a panel bath with shower over, WC, pedestal sink unit and **two** generous **double bedrooms**, one with built-in storage.

## Outside

The property is approached via a gravel driveway providing parking and turning for numerous vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected. There is an area of front garden which is traditionally lawn, bordered with mature flowers and interspersed with shrubbery and topiary. Either side of the property leads round to the extensive rear gardens featuring an extensively paved dining terrace set adjacent an area of traditional lawn with a range of outbuildings that require some attention. Beyond the formal garden is an area of agricultural land which is currently uncultivated and the plot measures **in all about 1.92 acres**.

**SERVICES:** Main drains, electricity, and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council.

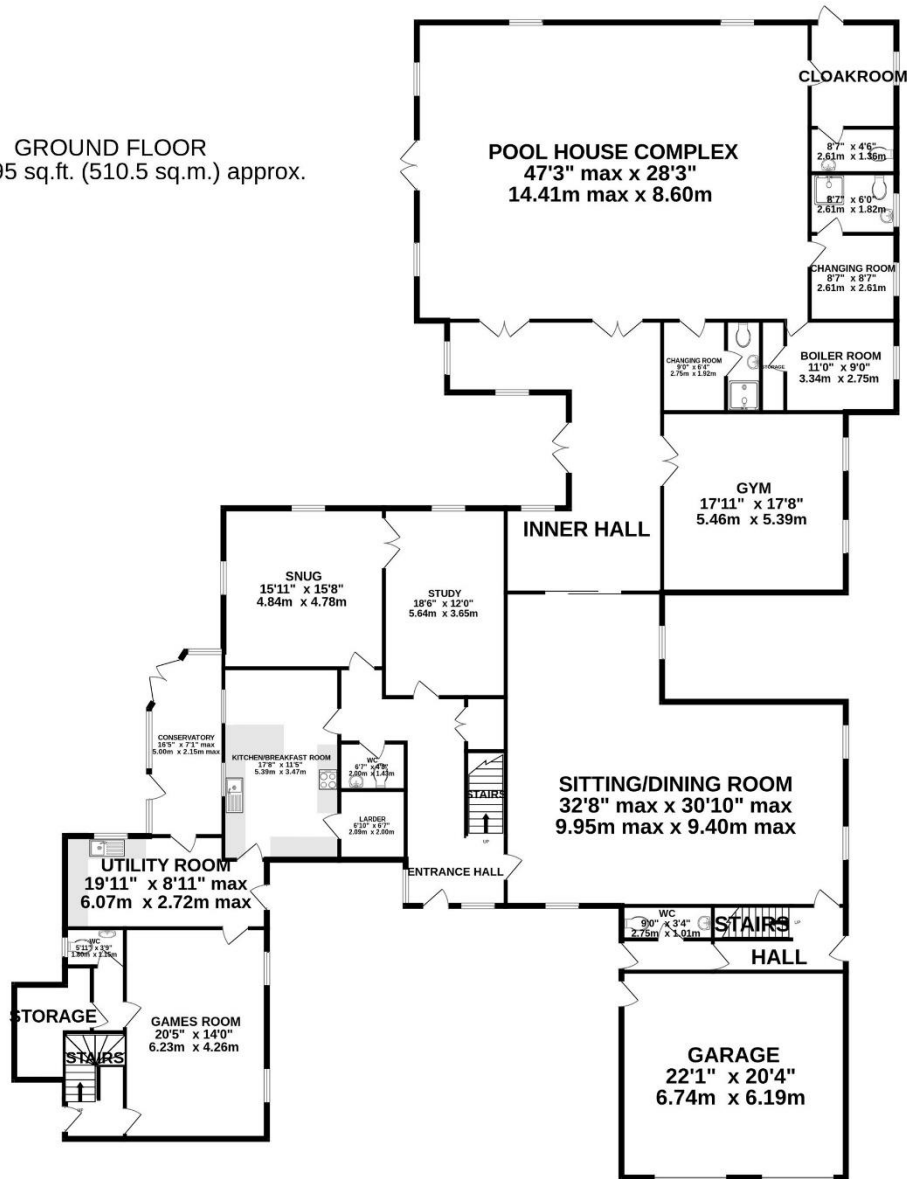
**TENURE** Freehold.

**EPC RATING:** TBC.

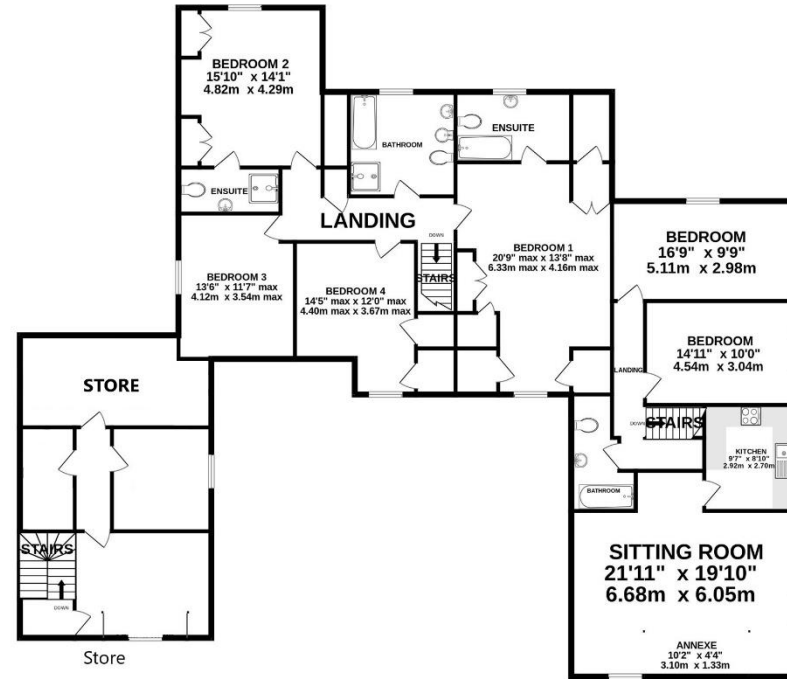
**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GROUND FLOOR  
5495 sq.ft. (510.5 sq.m.) approx.



1ST FLOOR  
2847 sq.ft. (264.5 sq.m.) approx.



TOTAL FLOOR AREA : 8342 sq.ft. (775.0 sq.m.) approx.

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