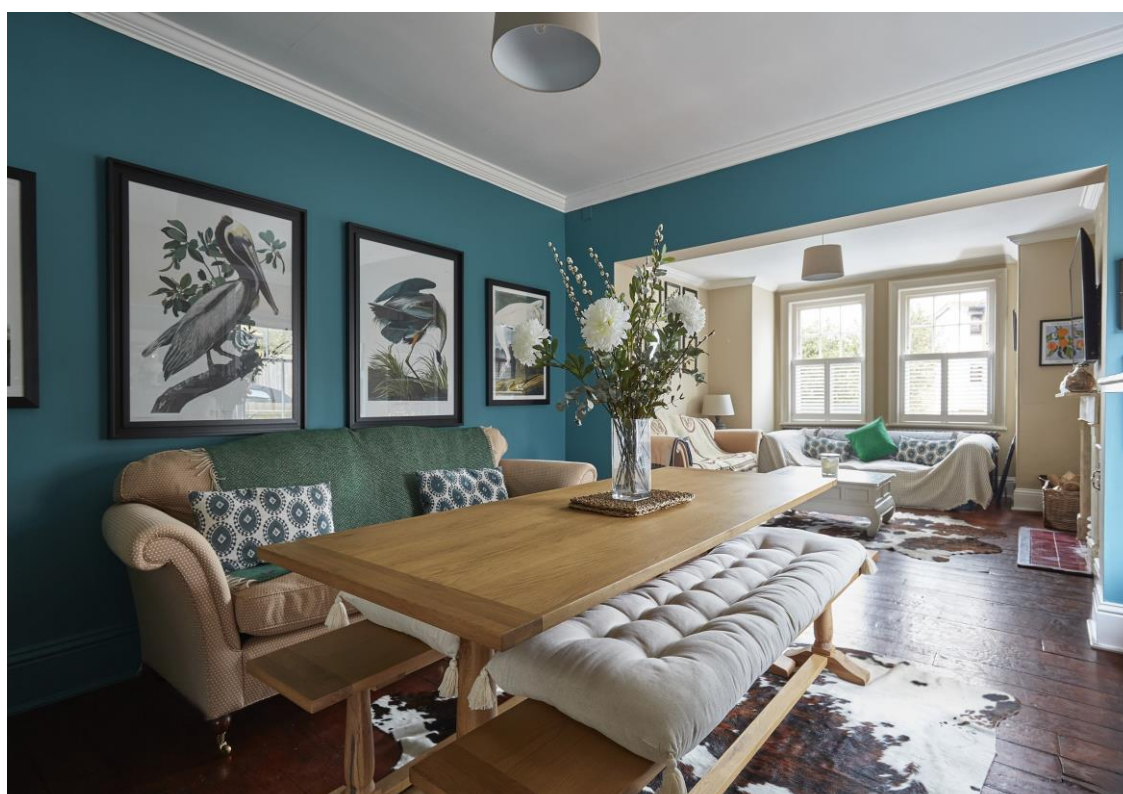




**Houghton, 3 Cheveley Road  
Newmarket**



# Houghton, 3 Cheveley Road, Newmarket, Suffolk, CB8 8AD

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.

Houghton is an incredibly charming and generously sized four-bedroom Victorian residence boasting close to 2,200 sq.ft of accommodation just moments from the Town Centre and Warren Hill Gallops. The property enjoys an abundance of character with original features such as cast-iron fireplaces, butler bells, exposed floorboards and high ceilings. The accommodation comprises an entrance hall, two reception rooms, kitchen/dining room, utility room, cloakroom, four double sized bedrooms and two bathrooms. Externally offering driveway parking, a delightful front garden and a peaceful rear garden with a detached studio.

## An impressive and charming four-bedroom Victorian house in Newmarket with close to 2,200 sq.ft of accommodation.

**ENTRANCE HALL** With solid oak flooring, wooden panelling and understairs storage.

**SITTING ROOM** Exposed original floorboards, an open fireplace, sash windows to front aspect and fitted white shutters. Open to the:

**DINING ROOM** Window to side aspect and an open fireplace with a marble hearth and ornate tiling. Exposed floorboards and leading to the:

**KITCHEN / BREAKFAST ROOM** A contemporary style kitchen with fitted units and drawers with worktops over and an inset double butler sink and drainer. Integrated appliances include a 'Miele' dishwasher, 'Miele' steam-oven and RangeMaster cooker, with further space for freestanding appliances. Underfloor heating, four sash windows to the side and two Velux rooflights. Ample dining space and a door leading to the rear garden terrace.

**UTILITY ROOM/PANTRY** Space and plumbing for a washing machine and tumble drier. Plenty of pantry storage with shelving and window to side aspect. Gas fired boiler and tiled floor.

**CLOAKROOM** Wash hand basin, WC and window to rear aspect.

### First Floor

**LANDING** Stairs rising from the ground floor and leading to the second floor.

**MASTER BEDROOM** A particularly spacious room with a large sash window to the front aspect, picture rail and a **DRESSING ROOM** with fitted storage and window to front aspect.

**BEDROOM TWO** Sash window overlooking the garden, picture rail and an ornate and original cast iron feature fireplace.

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**BATHROOM** A large and contemporary bathroom with a Victoria and Albert roll-top bath, his-and-hers sinks, heated towel rail, WC, a large walk in rain shower, two sash window with shutters to side aspect and an airing cupboard.

## Second Floor

**LANDING** Fitted storage, Velux roof light and loft access.

**BEDROOM THREE** Feature fireplace, fitted wardrobe, window to rear aspect and a further Velux window.

**BEDROOM FOUR** Double fitted wardrobe, feature fireplace and a particularly large window to front aspect with a window seat.

**BATHROOM** Fitted with a bath, wooden panelling, wash hand basin, heated towel rail, WC, pebble floor with underfloor heating and window to front aspect..

## Outside

The front aspect is predominately paved and enclosed by the low-level brick wall. The York stone pathway leading to the front door is bordered with established shrubs and plants.

A gravelled driveway parking is situated to the side of the property and provides parking for several vehicles and a wooden pedestrian gate.

The attractive rear garden is mainly lawned with a paved terrace, apple tree, shrub bed, outside power and a water tap. A DETACHED STUDIO ideal for home working, a gym or simply storage. Complete with a marble fireplace, wood clad walls, power and lighting.

**SERVICES** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND D**

**TENURE** Freehold.

**EPC** E

**WHAT3WORDS** famous.wordplay.makeup

## COMMUNICATION SERVICES

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. Phone Signal: Yes. Provider: EE, O2 and Vodafone.

**FLYING FREEHOLD** None.

**SUBSIDENCE HISTORY** None.

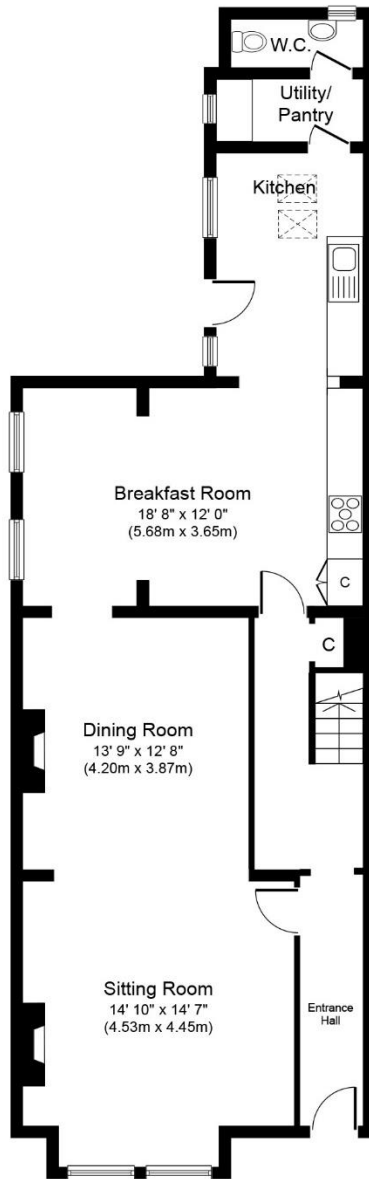
**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS** None.

**RESTRICTIONS ON USE OR COVENANTS** None.

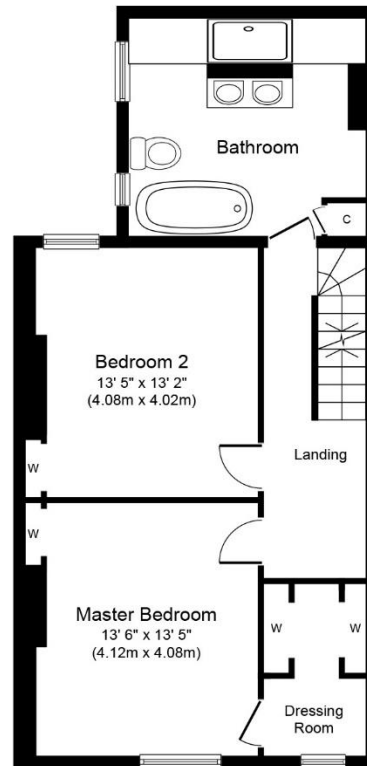
**VIEWINGS** Strictly by prior appointment only through David Burr.



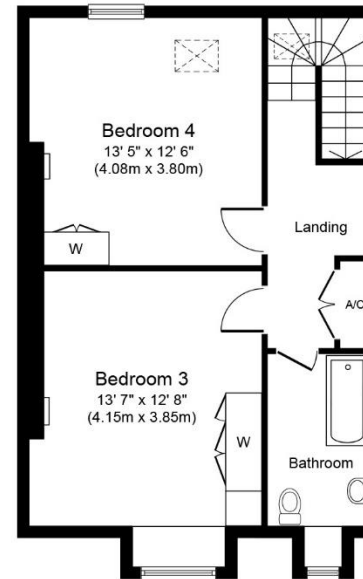




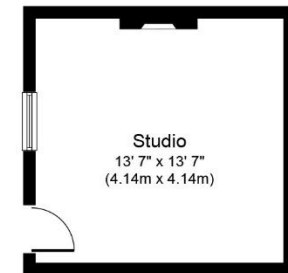
**Ground Floor**  
**Approximate Floor Area**  
**931 sq. ft.**  
**(86.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**682 sq. ft.**  
**(63.3 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**535 sq. ft.**  
**(49.7 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**182 sq. ft.**  
**(16.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



