



**Boyce House**  
Newmarket, Suffolk

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# Boyce House, Sackville Street, Newmarket, Suffolk, CB8 8DX

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.

Updated and comprehensively renovated to a remarkable standard. This charming home offers attractive period features twinned with modern stylish conveniences. Benefitting from versatile well-proportioned rooms, including a refitted kitchen, sitting room, dining/play room, cinema/family room, 5 bedrooms, 3 bathrooms and dressing rooms. Complete with wonderful, mature landscaped gardens with a storage shed and workshop/garage.

## **A stunning Grade II listed, 18<sup>th</sup> century 5-bedroom townhouse positioned within the centre of Newmarket, walking distance to the High Street and all amenities. Offering beautifully presented accommodation approaching 2900 Sq.ft.**

### **Ground Floor**

**ENTRANCE HALL:** With tiled flooring and stairs rising to the first floor with doors off to all rooms. Stairs leading down to the:

**BASEMENT:** With sensor lighting leading to downstairs. The basement is split into two rooms comprising of:

**UTILITY ROOM:** With matching base and wall units complete with worktops over, inset sink and mixer tap. Featuring space and plumbing for a washing machine and tumble dryer, storage cupboard, understairs storage area and a further cupboard housing the hot water cylinders. Window to the front aspect. The utility room leads to a further room:

**CINEMA ROOM:** With window to the front aspect. Stairs lead back up to the entrance hall with doors leading off to:

**SITTING ROOM:** With two large sash windows, views to the front and stylish built-in storage cupboards/shelving/drawers.

**KITCHEN:** Stylishly refitted with extensive wall and base units under granite worktop. Pantry storage cupboard and useful preparation island with granite worktop and Butler sink inset. Space for appliances include a full-size range, American style fridge/freezer, extractor fan and dishwasher. The space is complete with tiled flooring, a large window to the rear aspect and door leading out to the garden.

**INNER HALLWAY:** With tiled flooring. Leading to:

**SHOWER ROOM:** Refitted with a double walk-in shower cubicle. WC with push button flush and a concealed cistern, hand wash basin with modular shelving, extractor fan and window to rear. Extensively tiled walls and flooring.

**DINING/DRAWING ROOM:** An open-plan room split into two sections comprising of:

**Dining Area:** Of double aspect with sash windows with views to the front aspect, window to the side, strip wood floor, feature fireplace with inset shelving area. Archway leading through to the:

**Drawing Room:** With sliding doors leading through to the garden.

### **First Floor**

**LANDING:** A beautiful Chippendale staircase rises from the ground floor up to the split-level landing with a further staircase leading to the second floor with window to the side aspect.

The first-floor landing rises up, with doors leading to:

**BEDROOM 3:** Currently utilised as study/office space with windows to the side and rear, overlooking the garden.

**FAMILY BATHROOM:** Comprising of a sunken bath with feature tiling and a handheld shower attachment. WC, his/hers vanity sink unit with drawers, storage

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cupboards and heated towel rail complete the space. Windows to the rear aspect and tiled flooring.

## Second Floor

The second-floor landing rises up from the first-floor landing with feature window to the front aspect. A further staircase rises to the third floor. Doors leading to:

**MASTER BEDROOM:** With large double sash windows to the front aspect. An access leads through to the **Dressing Room** with built-in shelving, cupboard storage and hanging space. **En-Suite** with walk-in tiled shower cubicle, WC, hand wash basin with vanity unit, inset storage cupboard and heated towel rail.

**BEDROOM 2:** With large double sash window to the front aspect. Further benefitting from his/hers **Dressing Rooms** with built-in hanging and shelving space.

## Third Floor

The third-floor landing is accessed via a staircase on the second floor. With doors leading to:

**WC:** Comprising of a built-in vanity unit providing space and storage with WC and hand wash basin inset.

A further staircase rises to the top floor with window to the front aspect. With doors leading to:

**BEDROOM 4:** Another comfortable double with window to the front aspect and storage cupboard.

**BEDROOM 5:** Another comfortable double with window to the front aspect and storage cupboard.

## Outside

The property is approached via a gated access leading directly from the quiet road. A path leads to the front door. A dwarf brick wall borders the courtyard style garden to the front with flower bed borders and bark chippings.

The rear garden is well stocked with an array of mature plants, shrubs and trees. There is a further lawned area along with a decked space ideal for alfresco entertaining, as

well as an ornate pond. The space is fully enclosed with side access and a gate leading to the front of the property, as well as access to the rear leading to the gated parking area with space for multiple vehicles. Finally, there is a children's tree house and the garden is complete with an outside shed and garage fitted with lighting/power.

**SERVICES:** Gas fired central heating to radiators. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

**EPC RATING:** Exempt due to being grade II listed.

**LOCAL AUTHORITY:** West Suffolk District Council.

**COUNCIL TAX BAND:** Band G. (£3,676.53 per annum)

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Standard brick construction.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

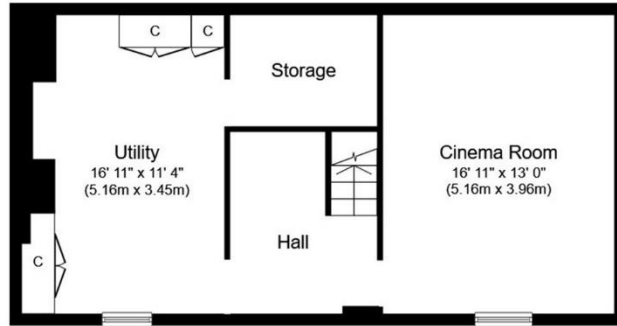
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** impaired.lines.swoop

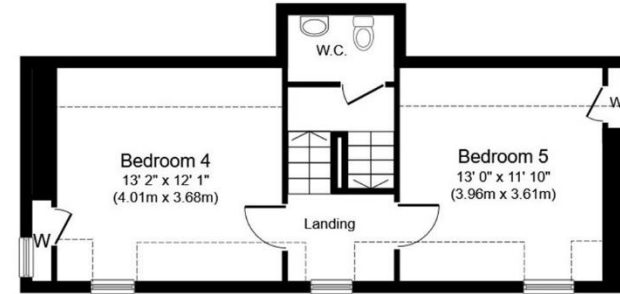
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

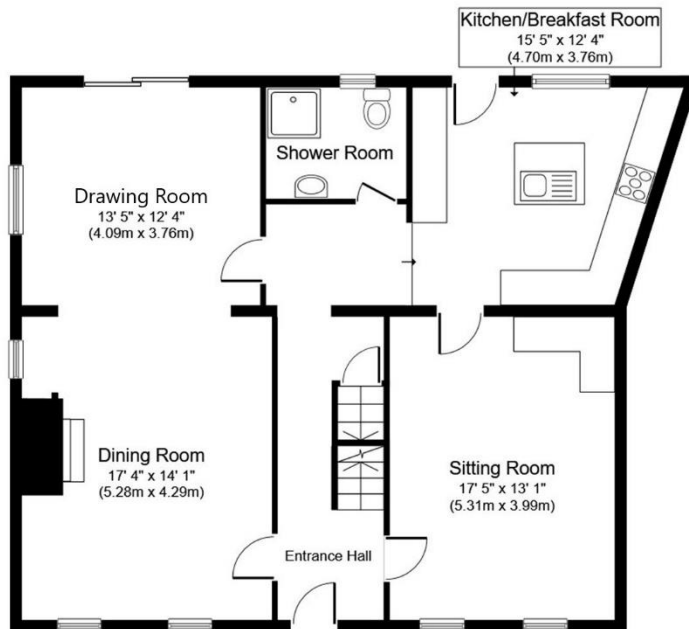




**Lower Ground Floor**  
**Approximate Floor Area**  
**569 sq. ft.**  
**(52.9 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**424 sq. ft.**  
**(39.4 sq. m.)**



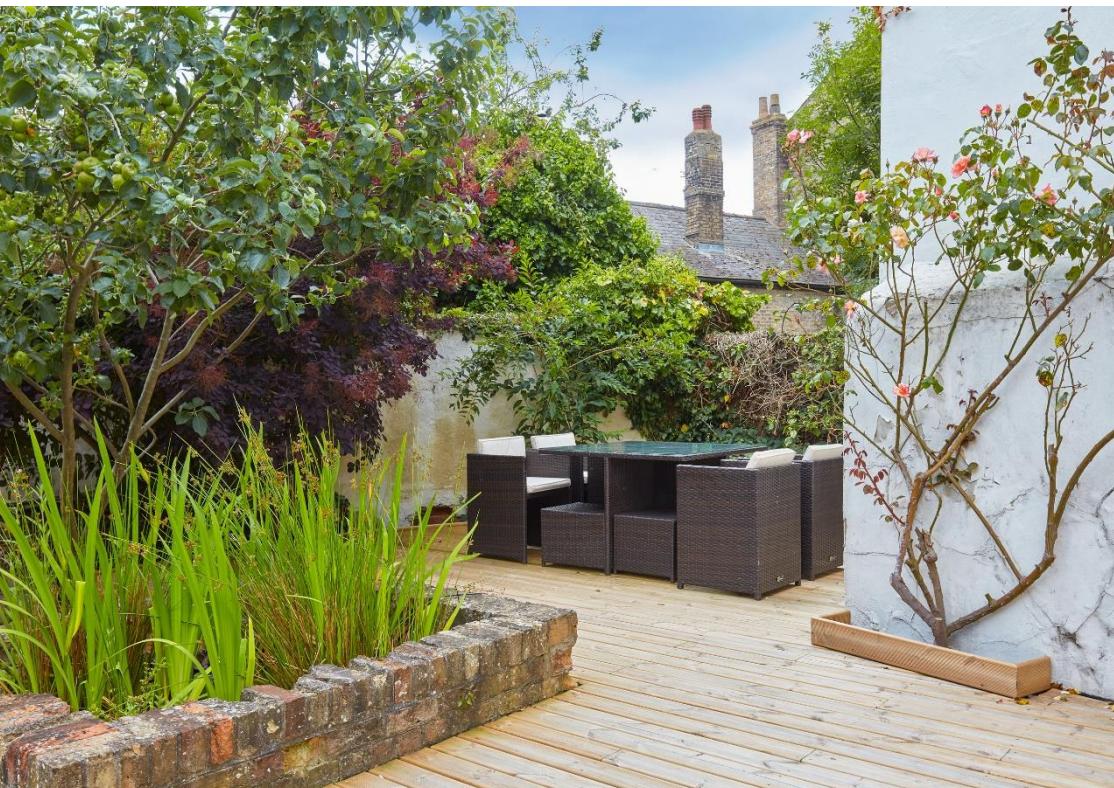
**Ground Floor**  
**Approximate Floor Area**  
**1,039 sq. ft.**  
**(96.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**854 sq. ft.**  
**(79.3 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.



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