



**8 Church Lane
Stetchworth, Suffolk**

**DAVID
BURR**





8 Church Lane, Stetchworth, Newmarket, Suffolk, CB8 9TN

Stetchworth is a delightful village set in countryside approximately 3 miles south of the historic racing town of Newmarket. Local amenities include a sports hall, shop, post office, day nursery, a public house and Kettlefields primary school in nearby Dullingham. Dullingham also has a local railway station (18 mins to Cambridge Central Train Station) and the nearby A14 gives good access to the University City of Cambridge, Bury St. Edmunds and London via the A11.

This unique detached modern home is situated in a quiet, sought after village enjoying far reaching views over open countryside. The property has been extensively updated and extended in recent years to create a stylish and comfortable home, finished to an exceptional standard, offering light and open-plan living accommodation and further benefits include ample parking, a double garage, self-contained guest annexe and delightful gardens backing onto open countryside.

A unique detached modern home situated in a sought-after village location backing onto open countryside.

Ground Floor

ENTRANCE HALL: A spacious and welcoming hallway accessed by a fingerprint entry system with wood effect tiled flooring. A sliding door leads through to the:

SITTING/DINING ROOM: The hub of the home, this breathtaking space defines modern living with a vaulted ceiling and bi-fold doors opening to the garden with full height picture window, creating a light and airy living area, enjoying the outstanding countryside views to the rear. There is inset mood lighting and the dining area is open-plan through to the:

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of units under granite worktops with a stainless steel sink and drainer inset. Appliances include a double oven with microwave, four ring induction hob, dishwasher and space for an American style fridge/freezer.

STUDY: A spacious room with outlook to the side.

GYM/BEDROOM 4: A lovely light room with outlook to the front.

UTILITY ROOM: With further units under worktops with a stainless steel sink and drainer. Plumbing for a washing machine, space for a tumble dryer and fridge. Water softener and glazed door leading to the rear garden.

CLOAKROOM: WC and wash basin.

INNER HALL: With stairs rising to the first floor with cupboard under.

BEDROOM 2: A spacious room with built-in desk and outlook to the front. **En-Suite** Fitted with a stylish white, WC, wash basin, shower cubicle and heated towel rail.

BEDROOM 3: With a delightful outlook to the rear.

BATHROOM: Tastefully fitted with a white WC, wash basin, tiled shower cubicle and heated towel rail.

First Floor

LANDING: Leads to the:

MASTER SUITE: Comprising **Master Bedroom**. A light and airy room enjoying a double aspect outlook with glazed doors and Juliette balcony enjoying breathtaking views over open countryside. **Dressing Room** With hanging rails and door leading to the loft space, providing the potential for further living accommodation, subject to the necessary planning consents. **En-Suite** Tastefully fitted with a white WC, wash basin, tiled shower cubicle and a heated towel rail..

GUEST BEDROOM 5: Separately accessed via sliding doors from the garden, this flexible room could be used for a variety of different uses with air conditioning and **Kitchenette** comprising units under worktops with a sink, microwave, oven and fridge.

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SHOWER ROOM: Stylishly fitted with a white WC, wash basin, tiled shower cubicle and heated towel rail.

Outside

The property is situated in a quiet location approached via a gravelled driveway providing parking and turning for several vehicles, in turn leading to the **DOUBLE GARAGE** with electric doors and light and power connected. The front gardens have been expertly landscaped with mature beds and borders and access leads to the rear.

The rear gardens are an asset to the property with a large paved terrace, ideal for Al Fresco entertaining with raised herb beds and mature shrub borders leading to the lawn, enjoying views beyond over open countryside.

AGENT'S NOTE: Fingerprint entry system, security alarm with CCTV and PV solar panels.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators, underfloor heating in the kitchen/living area. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick construction.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: Band F. (£3,226.64 per annum).

COMMUNICATION SERVICES (source Ofcom):

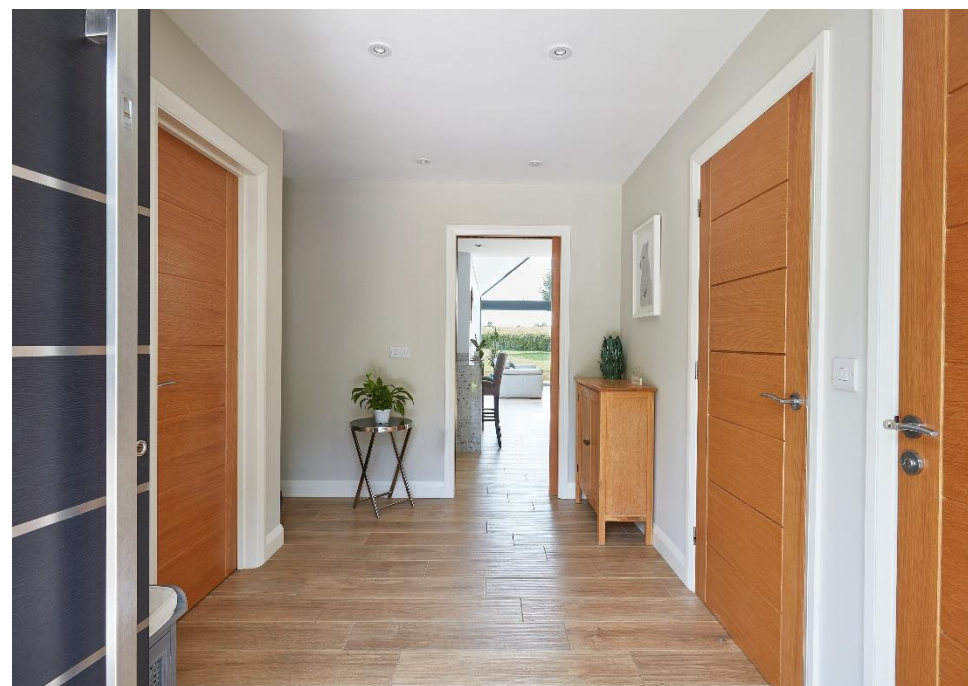
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

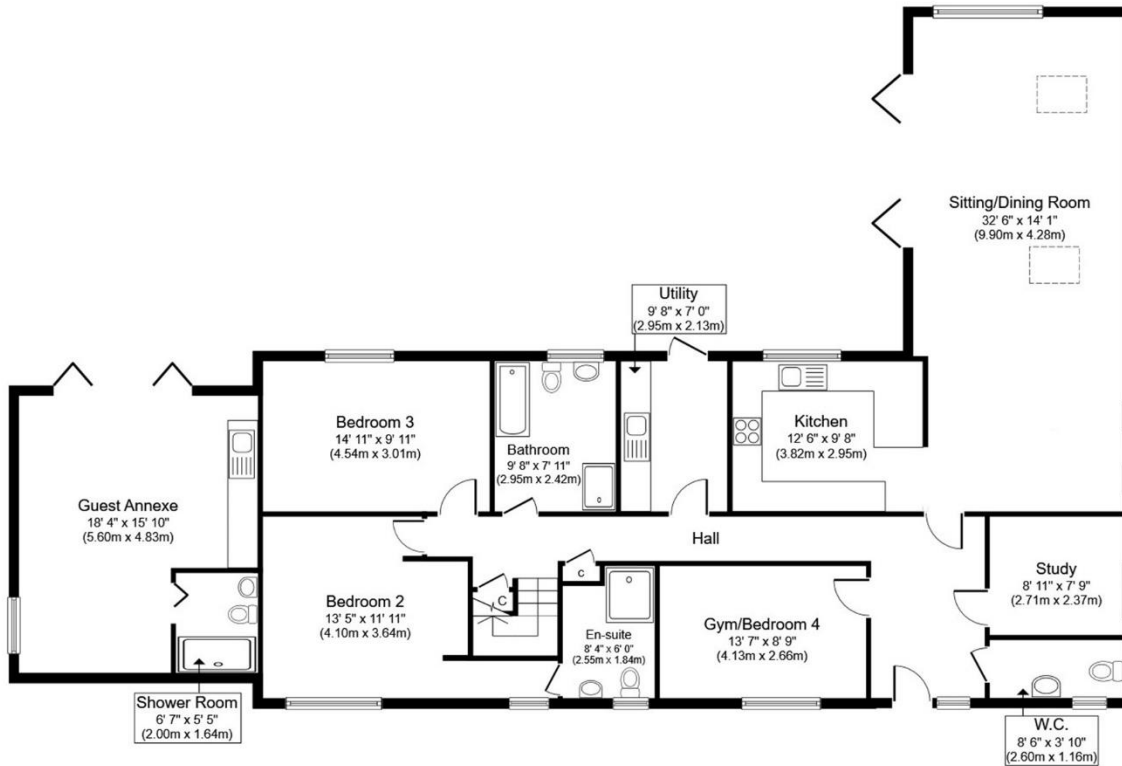
Phone Signal: Likely with all major providers.

WHAT3WORDS:

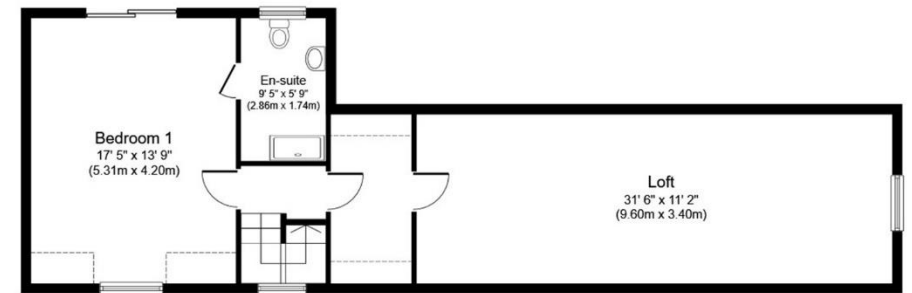
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,856 sq. ft.
(172.5 sq. m.)



First Floor
Approximate Floor Area
750 sq. ft.
(69.7 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.



