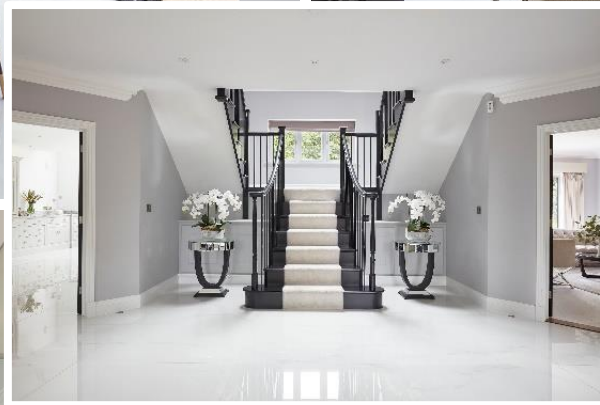




**Pheasants Brook
Kirtling, Suffolk**

**DAVID
Burr**



Pheasants Brook, Cowlinge Road, Newmarket, Suffolk CB8 9HL

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. A wider array of services including mainline rail links to London, restaurants, supermarkets, schools and doctors are located nearby in Newmarket which is also famous for its historic racecourse whilst Cambridge is approx. 18 miles and Stansted Airport is approximately 45 minutes.

This stunning modern 4,218 sq.ft country home is situated in a quiet village location on the outskirts of the sought after village of Kirtling. The property has been constructed to the highest of standards with luxurious finishes, impressive living proportions and a meticulous attention to detail creating a unique family home set within large mature gardens with ample parking and the potential for garaging. In all about 1.0 acre.

A substantial 4,200 sq.ft detached country home in a quiet village location.

Ground Floor

ENTRANCE HALL: A spacious and welcoming hallway showcasing the impressive proportions on offer throughout the property with tiled flooring and stairs rising to the galleried landing. Double doors open to the:

DRAWING ROOM: An elegant, double aspect room featuring an attractive stone fireplace with wood burning stove and bi-fold doors opening to the garden.

THE WINE ROOM: This unique and quirky room is ideal for entertaining featuring a glass wine cellar and seating area which is open-plan through to the:

DINING ROOM: Filled with natural light with bi-fold doors opening to the garden and a wood burning stove. Double doors lead through to the:

ENTERTAINMENT ROOM: Another light double aspect room providing ample space for a cinema, seating area and pool table whilst enjoying the delightful outlook over the gardens.

STUDY/PLAYROOM: Of double aspect, featuring a range of built-in cupboards and storage.

KITCHEN/BREAKFAST ROOM: The hub of the home, this spectacular room enjoys a vaulted ceiling and double aspect outlook over the gardens with bi-fold doors leading to both aspects creating an ideal space for entertaining and family living. Bespoke cabinetry sits under marble worktops with a double sink inset with filtered water and instant boiling water tap. Fitted appliances include an Aga range cooker with five ring hob, integrated dishwasher and space for an

American style fridge freezer. A large central island provides further storage and a breakfast bar, whilst there is also a pantry cupboard and additional cupboard housing an integrated microwave.

UTILITY ROOM: Fitted with units under granite worktops with a Butler sink inset, cupboard housing plumbing for a washing machine and space for a tumble drier, wine cooler and a door leads to the rear.

CLOAKROOM: Fitted with a WC and wash basin and luxuriously finished with marble floor and wall tiles.

First Floor

GALLERIED LANDING: With cupboard housing the pressurised water cylinder and double doors opening to the:

PRINCIPAL SUITE: An impressive and luxurious suite comprising **Dressing Room** extensively fitted with ornate mirrored wardrobes providing extensive storage, in turn leading through to the **Master Bedroom** featuring stylish bedside lighting and a pleasant outlook to the front aspect.

EN-SUITE: Beautifully presented and luxuriously finished with a WC, wash hand basin, freestanding bath with shower over, open walk-in shower, heated towel rail and illuminated mirror.

GUEST BEDROOM 2: Of double aspect with Juliet balcony overlooking the garden.

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EN-SUITE: Fitted with a WC, wash basin, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

BEDROOM 3: With fitted wardrobes and outlook to the rear.

FAMILY BATHROOM: Stylishly fitted with a modern white, WC, twin wash basins, tiled shower cubicle, heated towel rail and illuminated mirror. Extensively tiled walls and floor.

BEDROOM 4: A spacious double bedroom with fitted wardrobe and outlook over the garden.

BEDROOM 5: Of double aspect with fitted wardrobe and outlook to the rear with two Juliette balconies.

BATHROOM: Tastefully fitted with a white WC, wash basin, freestanding bath, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

Outside

The property is situated in a quiet location on the outskirts of the village approached via a gravel driveway providing parking and turning for several vehicles, with ample space for the erection of a garage, subject to the necessary consents. The property sits well within its plot with extensively paved terraces enjoying a private and southerly facing aspect, creating the ideal entertaining space with the remainder of the gardens predominantly lawned and interspersed with a variety of trees and shrubs. **In all about 1.0 acre.**

SERVICES: Main water and drainage. Main electricity connected. Air source heating. Air conditioning in the Master bedroom and bedroom 3. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B.

LOCAL AUTHORITY: East Cambridgeshire District Council

COUNCIL TAX BAND: G. (£3,711.35 per annum)

CONSTRUCTION TYPE: Traditional blockwork

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Signal is limited.

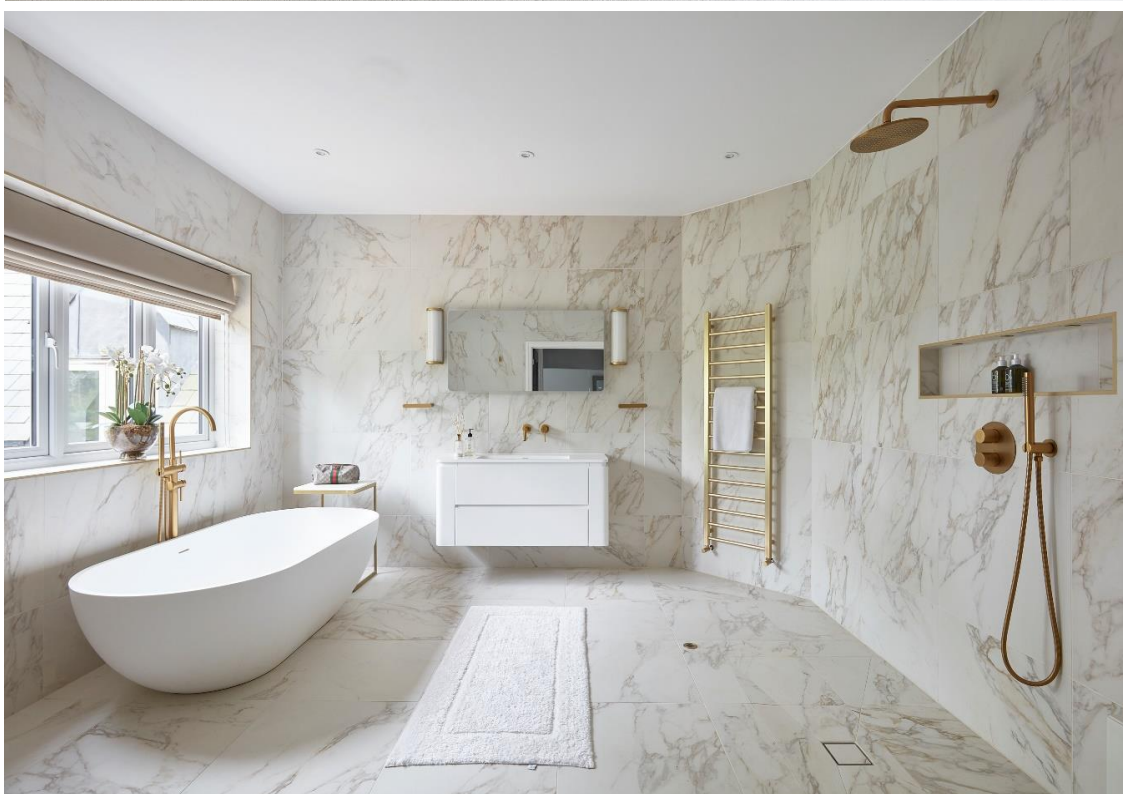
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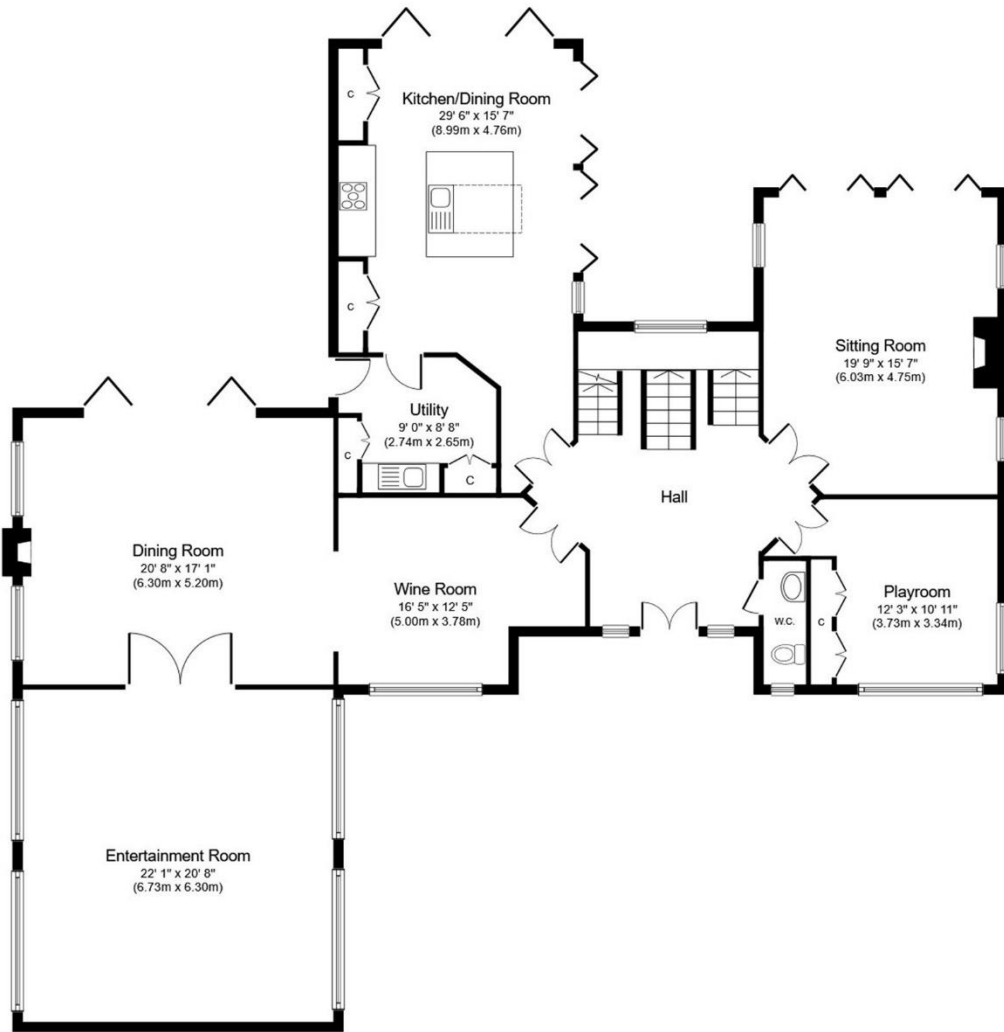
TENURE: Freehold

WHAT3WORDS: cubs.initiates.trader

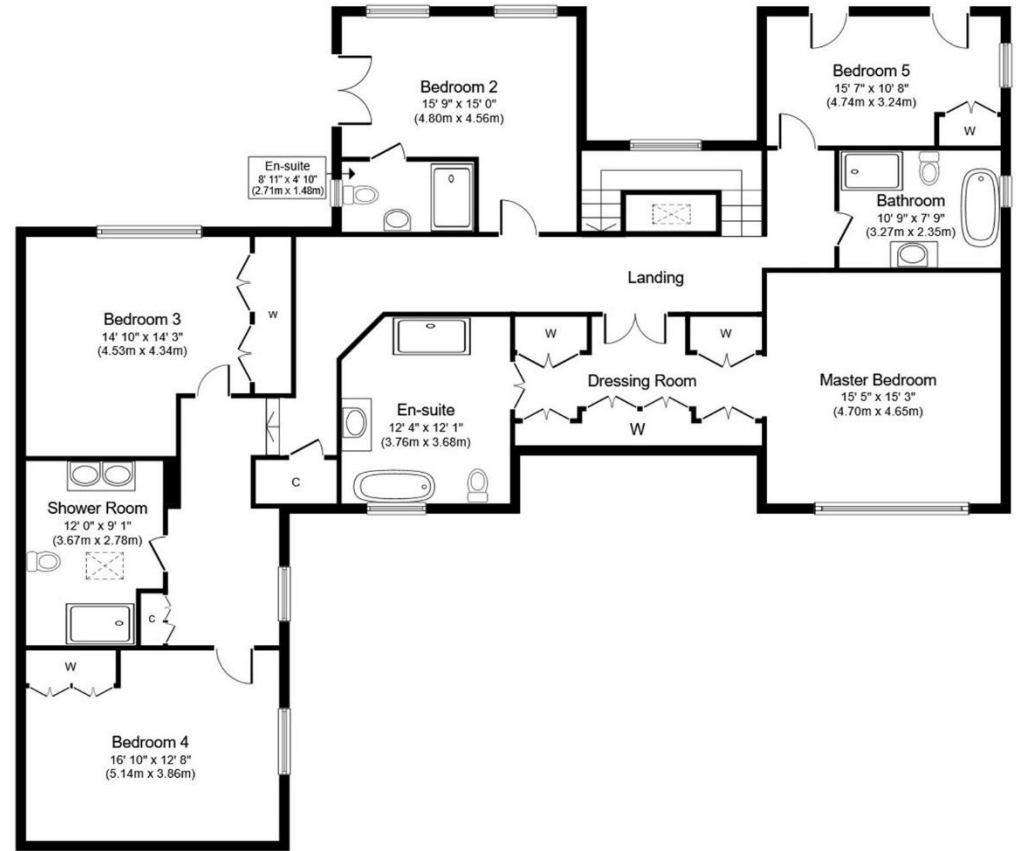
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
2,229 sq. ft.
(207.1 sq. m.)



First Floor
Approximate Floor Area
1,989 sq. ft.
(184.8 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.

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