



**The Hutch, Stubbins Lane  
Gazeley, Suffolk**

**DAVID  
BURR**



# The Hutch, Stubbins Lane, Gazeley, Newmarket, Suffolk, CB8 8RL

The village of Gazeley is a Suffolk village that is serviced by a public house, communal recreation grounds, village hall, and a church. Further village amenities can be found in the nearby village of Moulton and include a Post Office with shop, a Pub / Restaurant (The Packhorse Inn), Village Hall, Recreation grounds and a Parish Church. The town of Newmarket is world famous as 'The Headquarters of British Racing' situated 4.5 miles west and the historic town of Bury St Edmunds is 10 miles due east. Both of which offer a substantial range of amenities including schools, restaurants, health clubs, sports facilities, golf clubs, supermarkets and shops.

This charming detached Grade II listed thatched cottage is situated in a quiet village location convenient for local amenities. The property has retained many original period features with exposed timbers and inglenook fireplaces, complimented by a stylish kitchen all set within mature gardens with ample parking for several vehicles, a double garage and a range of useful outbuildings.

## A charming detached Grade II listed cottage in a sought-after village location.

### Ground Floor

**ENTRANCE** into entrance hall with quarry tiled flooring and space for coats and boots.

**SITTING ROOM** A charming room featuring an inglenook fireplace with brick hearth and bressummer over, wood burning stove, exposed timbers and open stud work through to:

**STUDY** with exposed timbers and stairs rising to the first floor with a cupboard under.

**DINING ROOM** Another delightful room featuring a fireplace with wood burning stove, brick hearth and timber mantel piece, recess with built in cupboard and shelving, quarry tiled flooring and exposed timbers, open through to:

**KITCHEN** Fitted with a range of units under granite worktops with a sink inset, appliances include an electric cooker and dishwasher, door leads through to the utility room:

**UTILITY ROOM** with space and plumbing for a washing machine and tumble dryer, boiler serving radiators, quarry tiled flooring and door leading to the rear.

**SHOWER ROOM** fitted with tiled shower cubicle, WC, wash basin and heated towel rail.

**BATHROOM** Also featuring a WC, wash basin, bath with shower over and quarry tiled flooring.

### First Floor

**BEDROOM 1** Well-proportioned room with exposed timbers and built in wardrobe, exposed brick chimney breast.

**BEDROOM 2** Solid oak flooring, outlook to the front.

**BEDROOM 3** Solid wood flooring and stairs leading down to the ground floor.

**BEDROOM 4** also with oak flooring, exposed timbers.

### Outside

The property is approached by gates leading onto an extensive gravel driveway providing parking and turning for several vehicles in turn leading to the **Double Car Port / Garage** with storage above. The property sits centrally within the plot affording a great deal of privacy with various paved seating and dining areas to the rear surrounded by mature beds and borders with a range of useful outbuildings including a large shed and detached **Studio / Office** with light and power connected and supply of hot / cold water. The remainder of the gardens to the front and side of the property are predominately lawned interspersed with a variety of mature lavender and rose beds and borders, trees and shrubs enjoying a tranquil south facing aspect enclosed by mature hedging and fencing.

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## Material Information

**SERVICES** Oil fired central heating to radiators. Wood burners. Main water and drainage. Main electricity connected. NOTE: None of these services have been tested by the agent.

**EPC** Not applicable due to Grade II listing.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F** (£3.,057.51 annually)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Timber frame construction with block wall extension, wattle and daub. Thatched roof.

### COMMUNICATION SERVICES (source Ofcom)

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

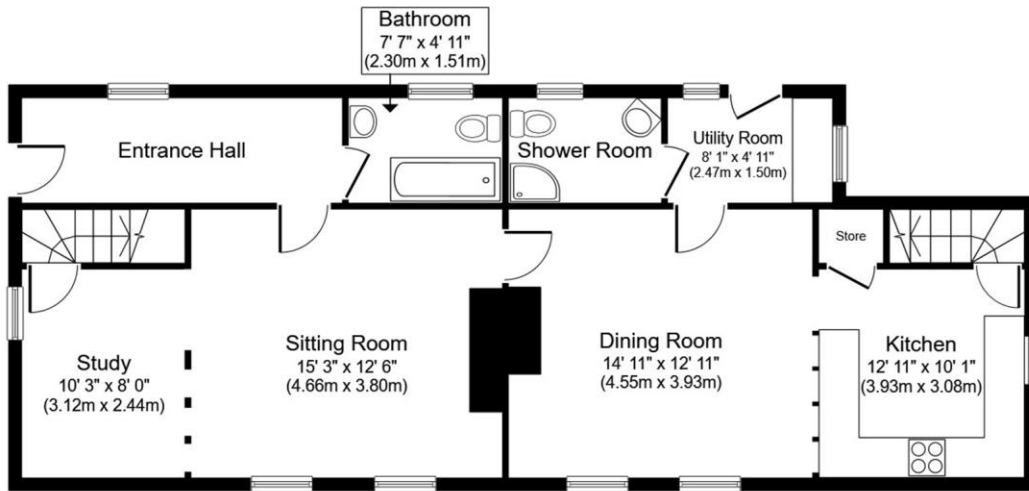
**Phone Signal:** Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** tuck.translate.crescendo

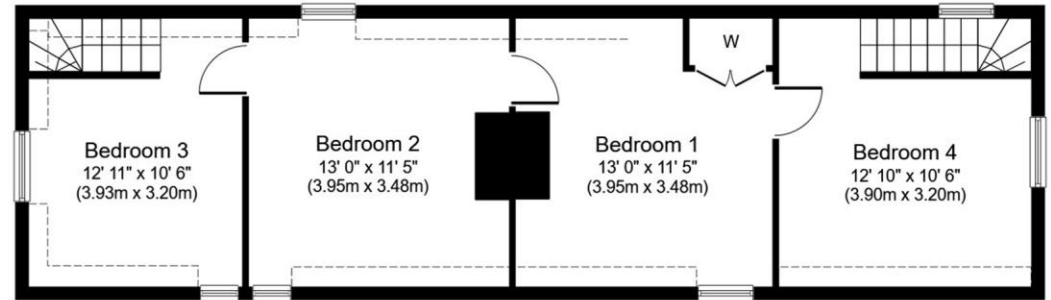
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.





**Ground Floor**  
**Approximate Floor Area**  
**869 sq. ft.**  
**(80.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**652 sq. ft.**  
**(60.4 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.

