



Sound Ground
Dalham, Newmarket

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Sound Ground, The Sounds, Dalham, Newmarket, Suffolk, CB8 8TJ

The delightful conservation village of Dalham is set in undulating countryside close to the Suffolk/Cambridge border between Newmarket and the historic market town of Bury St Edmunds. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops and supermarkets. The village of Dalham offers a range of village amenities including a public house, church and a village hall.

This exquisite detached period home has been carefully extended and beautifully renovated in recent years, seamlessly blending classic charm with modern comforts. Set within approximately 1.2 (STS) acres of mature grounds, the property is privately tucked away, offering breathtaking views of rolling fields at the rear, perfect for enjoying stunning sunsets. The interior boasts spacious accommodation throughout, including a spectacular open-plan kitchen/breakfast room, as well as three to four additional reception rooms, providing ample space for both family living and entertaining. Outside, the property features a collection of versatile outbuildings, including a double garage, a carport, and a self-contained annex/study above, offering flexibility for various uses.

A stunning and thoughtfully extended period property situated on a 1.2 acre plot within the highly sought after village of Dalham.

Ground Floor

KITCHEN/BREAKFAST ROOM Door into with stone tiled floor. The kitchen is fitting of the style of property with shaker style fitted units and granite worktops over. Contrasting island with inset 4-ring hob, double electric ovens, warming drawer and extractor above, integrated dishwasher. Inset sink with mixer and boiling water tap overlooking rear garden. Ample dining space and stairs rising to the first floor. French doors to the rear terrace.

CLOAKROOM With hand wash basin, low level WC, heated towel rail, concealed storage cupboard and window side aspect.

SNUG With fireplace and inset wood burning stove, exposed beams and windows front and back.

DINING ROOM Triple aspect room with fireplace (blocked off), exposed beams, stairs to the first floor and door to the front driveway.

SITTING ROOM Large bright space with fireplace and inset wood burning stove. Bifold doors to the rear terrace and windows to the front and side aspect.

CRAFT ROOM Exposed beam ceiling, French doors to rear garden, brick fireplace.

UTILITY ROOM With tiled floor, built in storage with worktops over and sink overlooking window to rear garden space for stacked washing machine and tumble dryer. Door to:

SHOWER ROOM With double shower unit, hand wash basin, WC, heated towel rail and window to side aspect.

First Floor

LANDING First of two landings with built in airing cupboard, loft access and doors to:

BEDROOM 1 Triple aspect room with two Juliet balconies.

BEDROOM 3 Another double with a window to the rear aspect.

BATHROOM With freestanding tub, separate shower cubicle, WC, hand wash basin and heated towel rail. Window front aspect.

LANDING With windows front and rear. Door to:

BEDROOM 2 Double aspect with windows front and back. Built in storage and an **ENSUITE** which features a corner bath, WC, hand wash basin and heated towel rail. Window side aspect.

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ANNEX/OFFICE Spacious double aspect room with Velux's to the front and built in storage. **ENSUITE** fitted with shower, WC, hand wash basin and heated towel rail.

Outside

Set in a tranquil location on the outskirts of Dalham, the property offers a substantial, mature plot accessed with a charming bridge crossing over a stream. With ample, secure gated parking, including a **DOUBLE GARAGE** and **CARPORT**, the property offers both privacy and convenience for those seeking a peaceful retreat. The stepped walled garden to the rear has water features and unrestricted rear views over rolling fields beyond, while a generous paved terrace and summer house provide ideal spots for outdoor dining and living. A greenhouse with an established vegetable garden, wood store, compost heap, and various sheds add practical touches to the garden.

In all about 1.16 acres.

Material Information

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F (£3,044.31 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Timber frame with thatch roof (original part), and tiled roof on extensions.

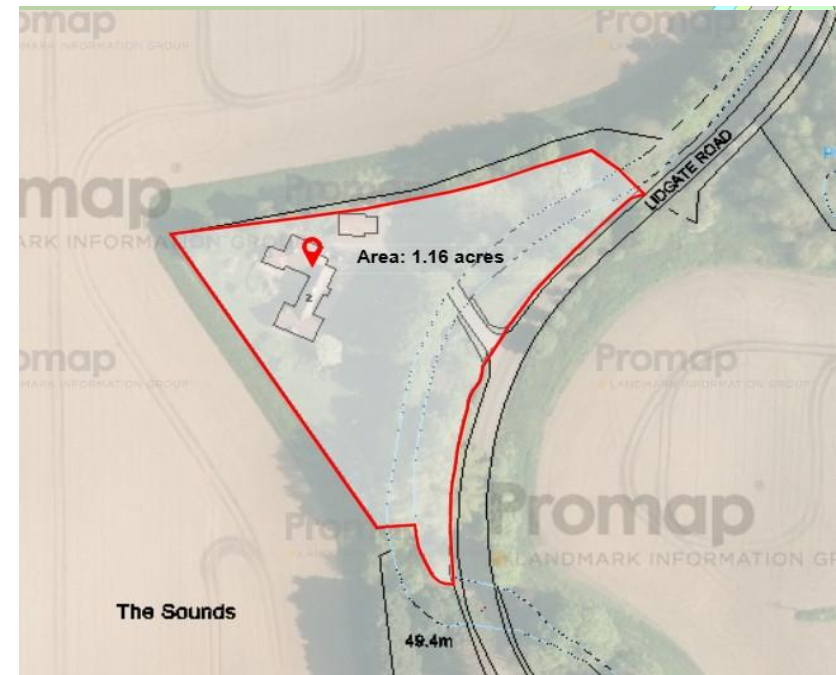
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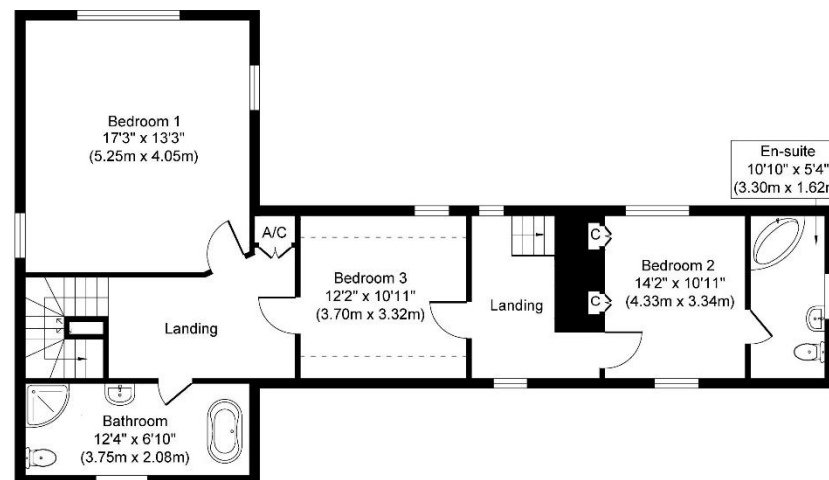
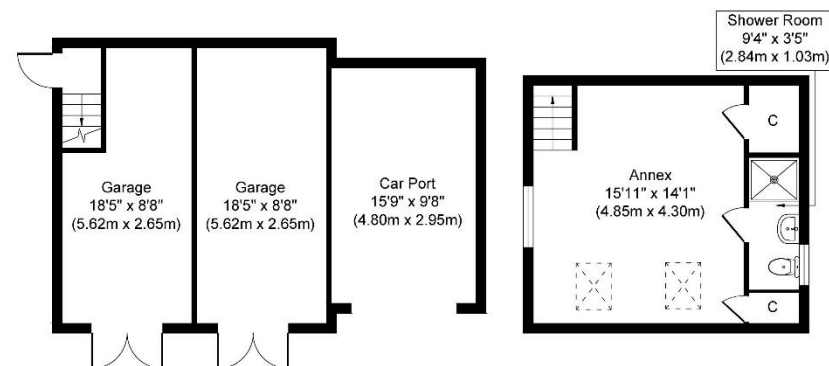
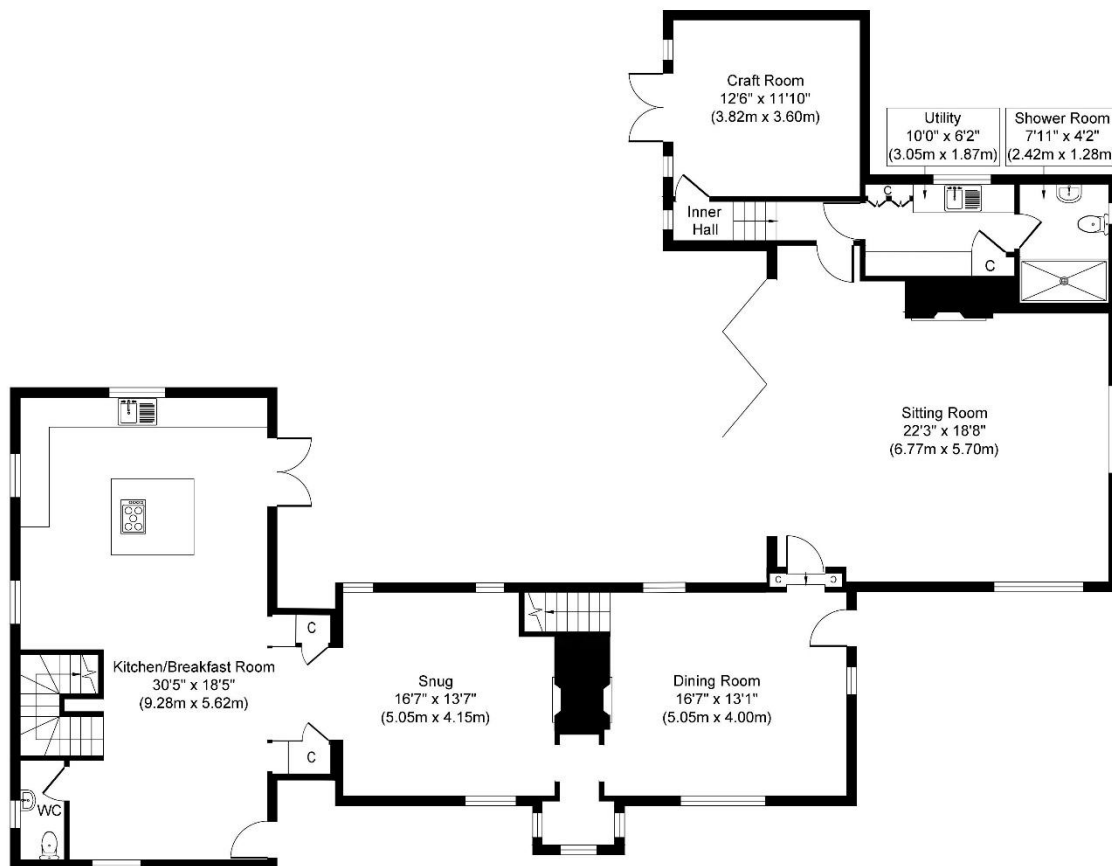
EPC Tbc.

COMMUNICATION SERVICES: (Broadband): Yes Speed up to 1800 Mbps download, up to 220 Mbps upload. **Phone signal:** Likely with all major providers.

VIEWING by prior appointment only through David Burr estate agents

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