



Tawny Oak
Kirtling, Suffolk

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Tawny Oak, Malting End, Kirtling, Suffolk, CB8 9PE

Kirtling is a historic and picturesque village offering a charming rural lifestyle. The village features a traditional pub, two churches, a vibrant village hall, and access to beautiful countryside walks. Conveniently located just 5 miles from Newmarket and around 18 miles west of Cambridge, Kirtling enjoys excellent connectivity, with commuter rail links available nearby at Dullingham and Newmarket.

An exceptional four-bedroom detached home, built in 2020 to a high standard and rich in character, offering nearly 2,300 sq. ft of beautifully designed accommodation. Set in a charming village location with paddocks to the rear and stunning countryside views to the front, the property features a spacious living area with fireplace and multi-fuel stove, an open-tread oak staircase, and a superbly equipped kitchen/dining space with bi-fold doors opening to the rear garden. There are four generous double bedrooms, two with en suites, a family bathroom, a galleried landing, and delightful landscaped gardens.

A beautifully crafted four-bedroom village home of nearly 2,300 sq. ft, combining character features with stunning countryside views and modern living.

Ground Floor

SITTING ROOM An exceptional space featuring an attractive fireplace with a multi-fuel stove raised on a plinth. The part-tiled floor is equipped with underfloor heating and there is a part-glazed entrance door and window offering views to the front aspect. This room seamlessly opens into the kitchen/dining area, where a stunning oak staircase leads to a galleried landing on the first floor.

KITCHEN/DINING ROOM A truly stunning open-plan space, this beautifully designed kitchen combines style and functionality. It features high-quality granite worktops and tiled splashbacks, along with a comprehensive range of fitted base and wall-mounted units, drawer sections, and display cabinets. At its heart is a double ceramic sink with mixer tap, and there is ample space for a freestanding Rangemaster dual-fuel range (available by separate negotiation), as well as room and plumbing for an American-style fridge/freezer. An integrated Bosch dishwasher and built-in wine/drinks cooler add convenience, while the central island offers additional cupboard and drawer storage, an integrated bin draw, power points, and a breakfast bar area—perfect for casual dining or entertaining.

STUDY Accessed via the sitting room, the study features laminate flooring with underfloor heating and a window to the side aspect.

UTILITY ROOM Equipped with a stainless-steel sink with mixer tap, the utility room offers fitted storage beneath worktops, space and plumbing for a washing

machine, and tiled flooring with underfloor heating. An integral door leads to the garage, and a window to the side aspect.

CLOAKROOM Including WC, hand basin with mixer tap, partial wall tiling, tiled flooring with underfloor heating, and a window to the side aspect.

First Floor

LANDING A spacious, galleried landing area providing access to all first-floor rooms.

MASTER BEDROOM A generously proportioned room, thoughtfully designed with a range of built-in wardrobes. A pair of front-facing dormer windows adds natural light. The room benefits from a stylish **ENSUITE**, featuring a fully tiled shower cubicle, a hand basin with mixer tap, WC, and tiled flooring. Additional features include a heated towel rail and a Velux window to the side aspect.

BEDROOM 2 This well-appointed room includes a range of fitted wardrobes and a window overlooking the rear aspect. The **ENSUITE**, styled similarly to that of the master bedroom, features a tiled shower cubicle, hand basin with mixer tap and WC. Additional highlights include part-tiled walls, tiled flooring, a heated towel rail and a rear-facing Velux window.

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BEDROOM 3 Features fitted wardrobes and a window to the rear aspect.

BEDROOM 4 Includes an eaves storage cupboard and a window to the front aspect.

FAMILY BATHROOM A beautifully appointed bathroom featuring a large corner bath with mixer tap and separate shower attachment, alongside a fully tiled shower cubicle. Additional features include a hand basin with mixer tap and integrated storage, WC, part-tiled walls, and tiled flooring. A heated towel rail and a side-facing Velux window complete the space, combining comfort with contemporary style.

Outside

Set on the edge of the village, this property enjoys scenic views—paddocks to the rear and open countryside to the front. A front driveway leads to a private shingled drive with a brick boundary wall, wooden fencing, pillars, and a 5-bar gate, providing access to the integral garage (with up-and-over door, light, power, and side window). At the front, a charming oak-framed porch features brick supports, quarry tiles, and built-in seating. Gated side access leads to a landscaped rear garden with a lawn, raised paved decking with lighting, and a separate paved area housing an oak-framed outdoor kitchen with a pitched tiled roof, brick BBQ, and built-in storage.

Material Information

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

EPC B.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F. (£3,216.5. per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

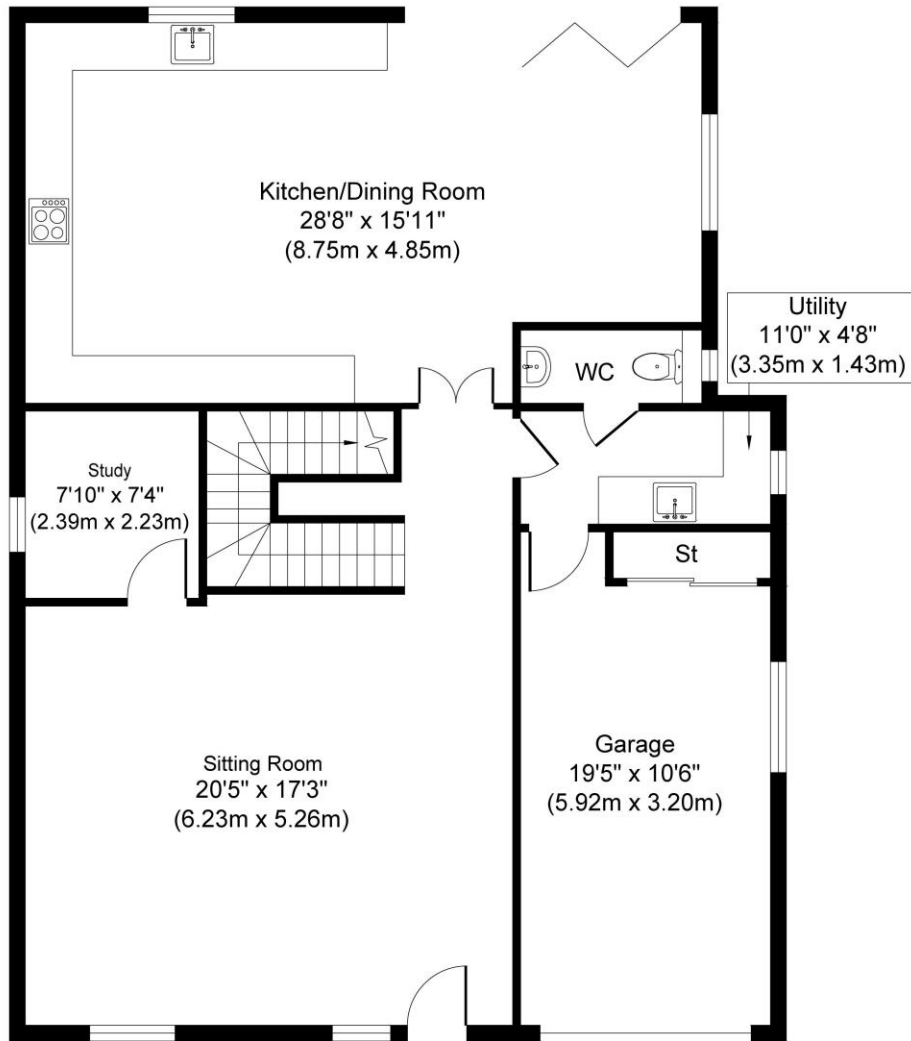
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS juggled.economies.plenty

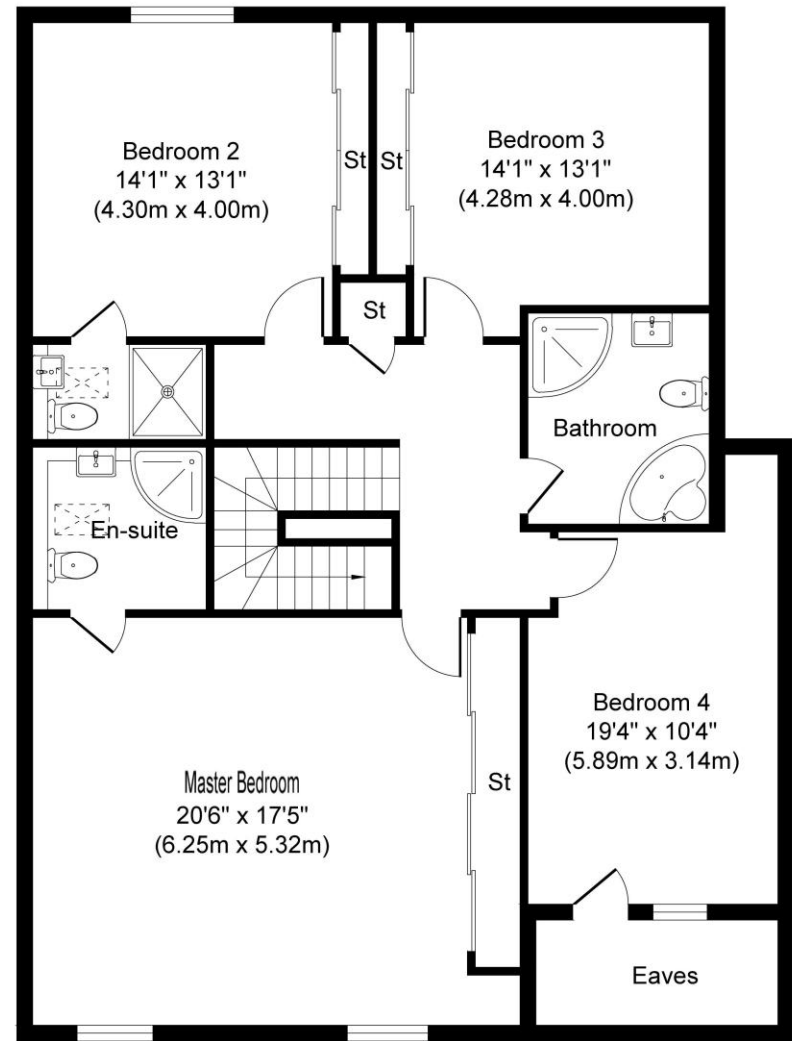
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1250 sq. ft
(116.00 sq. m)



First Floor
Approximate Floor Area
1199 sq. ft
(111.00 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.



