



15 Woodditton Road
Newmarket, Cambridgeshire

**DAVID
BURR**



15 Woodditton Road, Newmarket, Cambridgeshire CB8 9BQ

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (15 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This individual detached bungalow designed by Architect Max Milburn MBE, is situated on the outskirts of town within walking distance of the town's amenities and rail station. The property offers the potential for development and/or enlargement, subject to planning. The property offers light and spacious living accommodation, including a particularly impressive triple aspect Drawing Room and sits within large mature gardens measuring 0.51 of an acre. Pre-application advice with East Cambridgeshire District Council was sought in September 2020 resulting in a positive response for additional dwellings accessed via both Crockfords Road and Woodditton Road.

A unique detached bungalow set within 0.51 of an acre on the outskirts of Newmarket offering potential for redevelopment.

Entrance into the:

ENTRANCE HALL A spacious and welcoming entrance with glazed door opening through to the:

SITTING ROOM A light triple aspect room with sliding doors opening onto the terrace, whilst featuring a brick fireplace and double doors through to the:

DINING ROOM Featuring a stunning feature window overlooking the garden.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a one and a half bowl stainless steel sink and drainer inset. Appliances include space for a fridge/freezer, an integrated dishwasher, an electric oven with four ring hob and a door leading to the rear garden.

UTILITY/SHOWER ROOM WC, wash hand basin, tiled shower cubicle, airing cupboard and plumbing for a washing machine.

BEDROOM 1 A well-proportioned room featuring two sets of double wardrobes and outlook over the rear garden. **En-suite** Fitted with a WC, wash hand basin and bath with shower over.

BEDROOM 2 Walk-in wardrobe and outlook over the garden to the front.

BEDROOM 3 Double wardrobe and outlook to the front.

BEDROOM 4 Double wardrobe and outlook to the front.

BATHROOM Fitted with a WC, wash hand basin and bath.

Outside

The property is approached via a driveway providing parking for several vehicles in turn leading to the double garage with light and power and electric up and over door. An adjoining boiler room houses the boiler. South westerly facing mature gardens surround the property with lawned front and side gardens interspersed with a variety of mature shrub beds and borders enjoying a great deal of privacy with a raised paved seating area. To the rear a variety of specimen trees and further lawned areas with the gardens in all measuring 0.51 of an acre.

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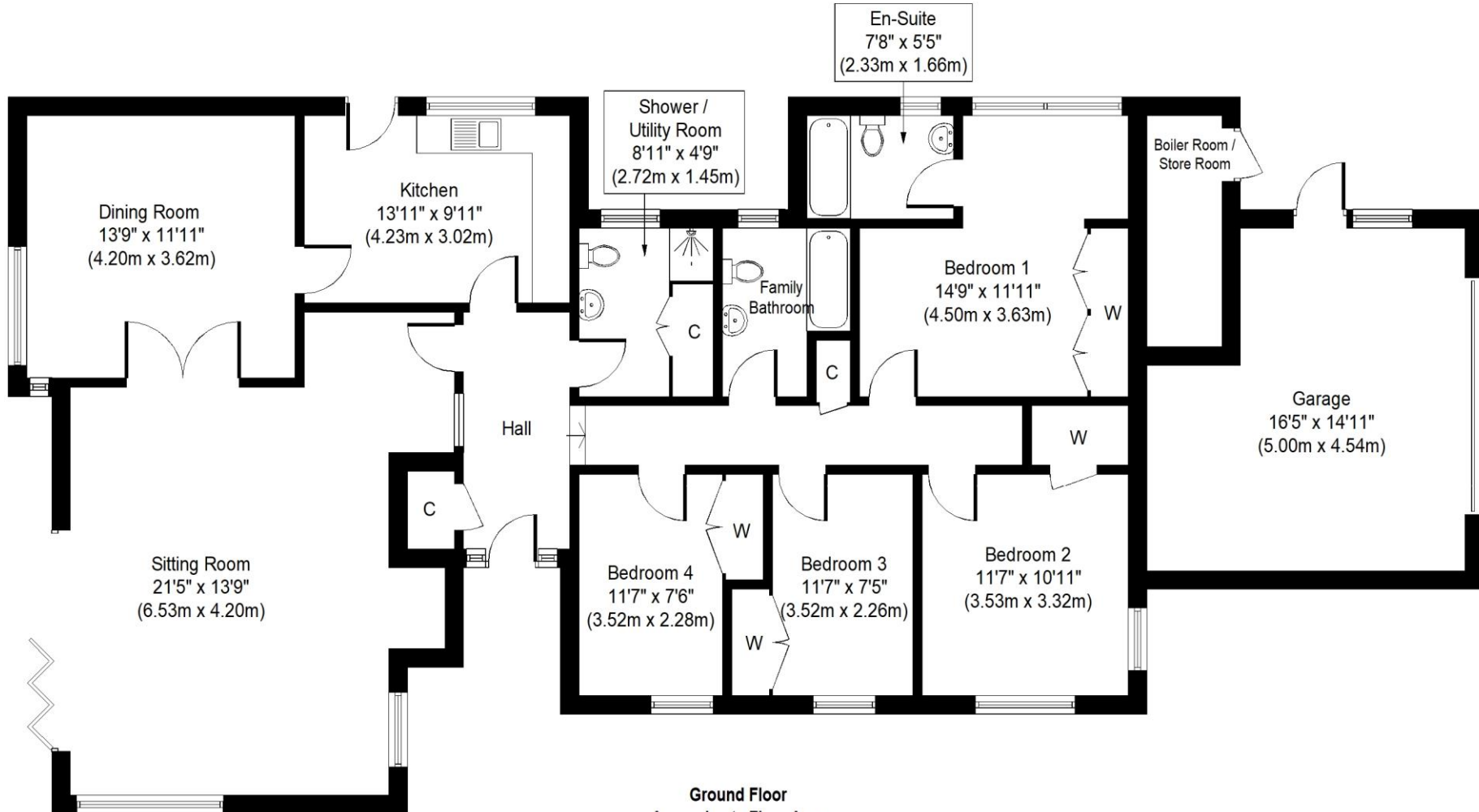
Planning Permission A Pre-application Planning Enquiry in September 2020 suggested redevelopment of the site with additional dwellings would be favourably received by East Cambridgeshire District Council. For further details please contact our Newmarket office – 01638 669035.

EPC RATING TBC

SERVICES Mains water, gas and electricity. Oil-fired central heating. Note: None of the services have been tested by an agent.

VIEWING Strictly by appointment through David Burr - 01638 669035.





Ground Floor
Approximate Floor Area
2032 Sq. ft.
(188.8 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. 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.

