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Old Haverhill Road, Little Wratting, CB9 7UG

Impressive five double bedroom detached country house with over 5000sq foot of accommodation including indoor swimming pool, gym area & games room. The property has panoramic views over countryside to the front and rear. This property would suit a wealth of family's needs. EPC RATING TBC

Guide Price **£975,000**

- NO ONWARD CHAIN
- Indoor Heated Swimming Pool & Gym Area
- Large Games Room
- Large Study
- BBQ room
- Large Triple Garage
- Four Bedrooms & Guest Room
- Oak Doorways

LITTLE WRATTING

The village of Little Wratting lies some 2 miles north east of Haverhill. Cambridge lies about 18 miles to the north west and access onto the M11 junction 9 is about 16 miles from the property. Stansted Airport is the next junction down the M11 (junction 8) whilst Newmarket lies about 10 miles to the north.

ACCOMMODATION with approximate room sizes.**ENTRANCE PORCH:**

Cover brick porch with archway designs over looking fields to the front, slate tiled flooring, outside light.

ENTRANCE HALL

Oak flooring, oak staircase, double oak doors with glass panels opening into dining room, oak door to front, radiator.

**KITCHEN/BREAKFAST ROOM 22' 7" x 12' 3" (6.88m x 3.73m)**

Impressive dual aspect room with re fitted kitchen with centre island, there is a range of wall and base units with granite worksurfaces over, integral appliances including eye level double ovens, four ring electric hob with extractor over, dishwasher & fridge freezer, two bowl stainless steel sink unit with mixer taps over. inset spotlights, radiator, tiled flooring, window to front and rear.

DINING ROOM 18' 7" x 11' 10" (5.66m x 3.61m)

Two sets of oak glazed double doors opening into lounge and entrance hall, window to rear, radiator.

LOUNGE 24' 10" x 18' 9" (7.57m x 5.72m)

Dual aspect room with window to side and bi fold doors opening onto an impressive patio area, red brick fireplace with oak mantle and good sized multi fuel burner, two radiators, double oak doors opening onto dining room.

BEDROOM FIVE 11' 8" x 9' 5" (3.56m x 2.87m)

Window to front, radiator, oak door.

UTILITY ROOM 11' 9" x 9' 11" (3.58m x 3.02m)

Fitted storage cupboards, wall and base units with space and plumbing for appliances, natural stone floor tiling, oak doors into inner hallway, radiator, door to front, window to front.

INNER HALLWAY

oak doorway, oil boiler, wall and base cupboards.

SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, walk in shower with glass screens and shower over, tiled walls and flooring.

BBQ ROOM 9' 8" x 8' 0" (2.95m x 2.44m)

Constructed by the current owner to create and all weather bbq area the room has doorway opening onto large patio area, There is fitted gas BBQ with multi stove and commercial extractor hood fitted over, integral double fridge, tiled flooring, storage cupboards.

GAMES ROOM 24' 6" x 23' 6" (7.47m x 7.16m)

Impressive room which could be utilised as a games room, cinema room, or fantastic working space. The room has side access door to driveway, window to rear, radiator, French doors into gym area, door to study.

STUDY 15' 3" x 9' 8" (4.65m x 2.95m)
Window to rear, radiator.

GYM AREA 23' 0" x 11' 3" (7.01m x 3.43m)
Steps up into light and airy room opening into pool area, windows to side, patio doors into pool.

POOL AREA 48' 8" x 22' 9" (14.83m x 6.93m)
Heated pool with entertaining area, changing rooms, French doors opening into gardens windows to front and rear.

LANDING
Loft access, window to side, radiator

BEDROOM ONE 18' 9" x 12' 2" (5.72m x 3.71m)
Fitted bedroom furniture, window to front and side, radiator.



EN-SUITE/DRESSING ROOM

Suite comprising low level WC, vanity wash hand basin, oval bath, walk in shower with glass screens, tiled splashbacks, fitted wardrobes, heated towel rail, window to rear & side.

BEDROOM TWO 16' 5" x 12' 1" (5m x 3.68m)

Fitted wardrobes, windows to front, radiator.

BEDROOM THREE 12' 2" x 9' 4" (3.71m x 2.84m)

Window to front built in storage cupboard, radiator.

BEDROOM FOUR 12' 6" x 8' 0" (3.81m x 2.44m)

Window to rear, radiator.

FAMILY BATHROOM

Suite comprising low level WC, side panelled bath with shower attachment over, tiled walls, pedestal wash hand basin, radiator, window to side.



OUTSIDE:

Front: The property is approached with an impressive driveway with ample parking for a number of vehicles, there is a pillared wall with hedgerow privacy. To each side of the property there is laid to lawn areas with mature hedgerow borders.

Garage: Two up and over electric doors, power and light is connected and there is a large workshops area to the rear, storage within the eaves, internal access door.

Rear: Beautiful designed gardens with large patio arear perfect for entertaining, there is steps leading up to raised laid to lawn area with laurel hedgerow borders offering privacy, the gardens back onto open fields with various walks to neighbouring villages. The gardens have been designed round all elements of the living accommodation with access doors, power and light is connected alongside water connections. There is oil tanks and two large outbuildings hidden away to the rear/side of the property.



**SPECIAL NOTES**

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

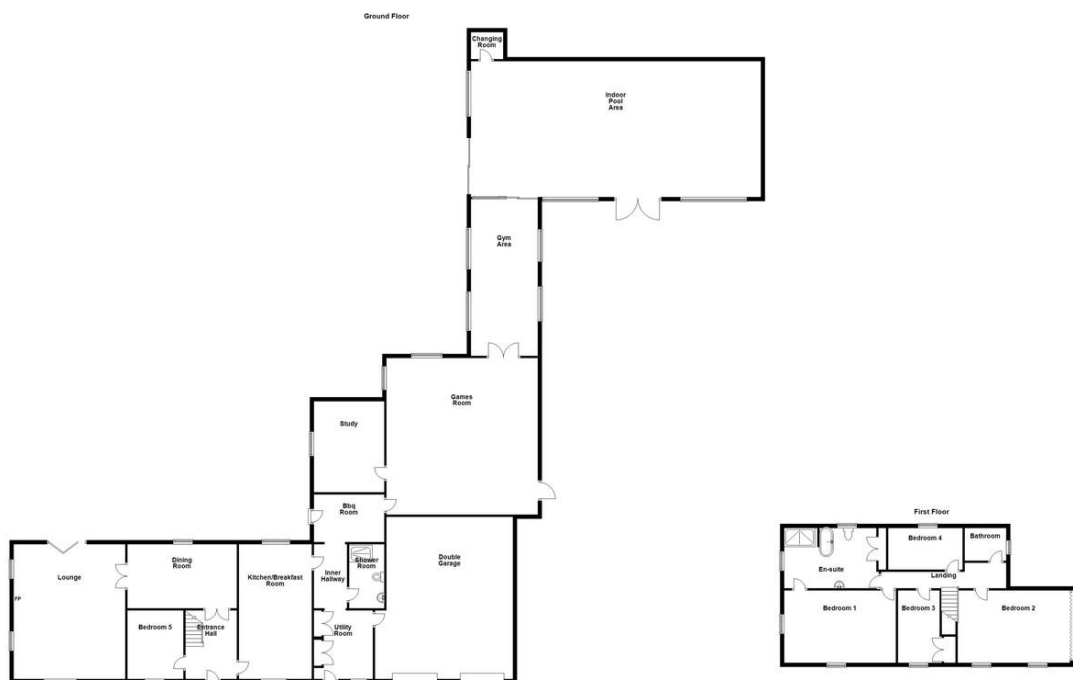
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

VIEWINGS

By appointment through the Agents.





Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

Council Tax Band: G

Special Notes

1. As the seller's agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.