



Landwade, Exning, CB8 7NE

CHEFFINS

Landwade

Exning,
CB8 7NE

- Extensive Outbuildings & Office Facilities
- Ideal For Combining A Home & Business
- Ground Of 1.2 Acres
- Annexe & House Design Which Is Perfect For Dual Family Living
- Outdoor Swimming Pool
- Secure & Private Grounds
- Huge Scope For Further Range Of Extension On Both Residential & Commercial Use
- In Excess Of 8,000 sq ft Living & Outbuilding Accommodation
- Outskirts Of Exning Village
- Substantial & Hugely Improved Detached House

A rare opportunity to purchase a substantial detached home situated in a private plot measuring in the region of 1.2 acres. The property offers unrivalled potential with accommodation, including outbuildings, measuring in excess of 8,000 sq ft. This property must be viewed to appreciate the scope for blending a business and home life together or for the opportunity for dual families to live together.

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Guide Price £899,995





LOCATION

Wadebridge Farm lies on the outskirts of Exning and is situated close to Newmarket (3 miles), and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). The village of Exning is within easy reach and benefits from a primary school, several public houses, a post office and local shops.

ENTRANCE HALL

with built-in storage with sliding doors, porcelain tile flooring, mirrored radiator, double glazed window and door to the rear.

LIVING ROOM

21 x 14'10

A lovely bright and airy room with 2 sets of bi-folding doors which fully open out onto the gardens, floor to ceiling radiator, inset spotlights, built-in floor lighting, corner storage, internal window through to the kitchen.

CLOAKROOM

with a low level WC, wall mounted wash hand basin with glass surround, tiled walls, inset spotlights, extractor fan, solid oak door.

REAR ENTRANCE HALL

with understairs storage cupboard, oak staircase, windows to the side and rear aspect, inset spotlights, porcelain tile flooring, floor to ceiling radiator, double doors opening into the dining room.

DINING ROOM

17'7 x 13'9

A beautiful dual aspect room open plan with the kitchen with windows to the front and side aspects, wood burning stove with marble and granite surround, tiled flooring and inset spotlights.

KITCHEN

17'7 x 10'5

A dual aspect room with a range of matching wall and base units with granite work surfaces over, under mounted stainless steel sink, a range of built-in appliances including a Siemens ceramic hob with extractor hood over, oven with built-in microwave, space and plumbing for dishwasher, kitchen island with a black granite work surface, built-in Bosch speaker system, tiled flooring, built-in storage, further storage cupboard, radiator, inset spotlights.

UTILITY ROOM

15'6 x 10'4

A dual aspect room which could be used as an additional kitchen with a range of wall and base units with work surfaces over, stainless steel sink, space and plumbing for appliances, eye level electric oven built-in, 4 ring electric hob with extractor hood over, stone tiled floor, inset spotlights, radiator.

RECEPTION ROOM

A dual aspect room with large patio doors opening onto the rear garden, built-in multi-fuel burner, solid oak wood flooring, radiator, inset spotlights.

FIRST FLOOR

LANDING

with porcelain tiled flooring, built-in sliding wardrobe, inset spotlights, sky light window and a further large window to the side aspect.

PRIMARY BEDROOM

17'7 x 13'9

with solid wood flooring, radiator, window to the rear aspect.

WALK-IN WARDROBE

with an array of built-in bedroom furniture, loft access, radiator, window to the rear aspect.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, shower cubicle, part tiled walls, tiled flooring, floor to ceiling heated towel rail, inset spotlights.

BEDROOM 2

15'6 x 10'4

A beautiful dual aspect room with built-in wardrobes, radiator, laminate flooring.

JACK & JILL ENSUITE

Wet room style with tiled flooring and walls, walk-in shower with glass screen and a rainfall shower, a low level WC, vanity wash hand basin, chrome heated towel rail, inset spotlights, window to the front aspect.

BEDROOM 3

13'10 x 11'4

A dual aspect room with a corner window to the side and rear.

BEDROOM 4

17'0" x 16'7"

with a built-in wardrobe, corner window to the side and rear aspect.

BATHROOM

with a freestanding bath with a rainfall shower over, low level WC, vanity storage, 'his and hers' double style sink unit with built-in storage, mirrors with lighting, inset spotlights, chrome heated towel rail, skylight, porcelain tile flooring.

OUTSIDE

The property sits wonderfully central within its plot of approximately 1.2 acres with an extensive range of outbuildings.

To the rear of the property the garden is mainly laid to lawn with an Indian sandstone patio area, flower bed borders and a access to an array of storage barns, garaging, a large timber built log store and gated concrete paddock. An Indian sandstone patio continues through to a wonderful swimming pool area with a further seating area. Gated side access leads to a separate garden to the rear with a large vehicle storage.

To the front of the property is an extensive driveway with a large hardstanding area and a further shingled driveway to the side, 5 bar gated access and large laurel hedges offer the property privacy and security. The property also benefits from CCTV, security lighting an an alarm system (available by separate negotiation).

ANNEXE

24 x 18'2

An impressive room with a vaulted ceiling, skylights, window and door to the front aspect, exposed ceiling timbers, vinyl flooring. The annexe is on separate electrics and central heating.

SHOWER ROOM with a low level WC, wash hand basin, shower cubicle, radiator.

OFFICE

27'5 x 14'5

with exposed beams, sky lights, tiled flooring, air conditioning unit, window to the front aspect, independent kitchen area, central heating and Air conditioning installed.

MEETING ROOM with tiled flooring, window to the front aspect, skylight.

SEPARATE WC with a low level WC, wash hand basin, window to the side aspect.

LARGE BARN

72 x 26'10

A large storage area perfect for a business use suitable for vehicles or equipment.

STABLE

21 x 15'5

with door to the side aspect.

STABLE

19'2 x 15'5

with door to the side aspect.

WORKSHOP

47'10 x 14'1

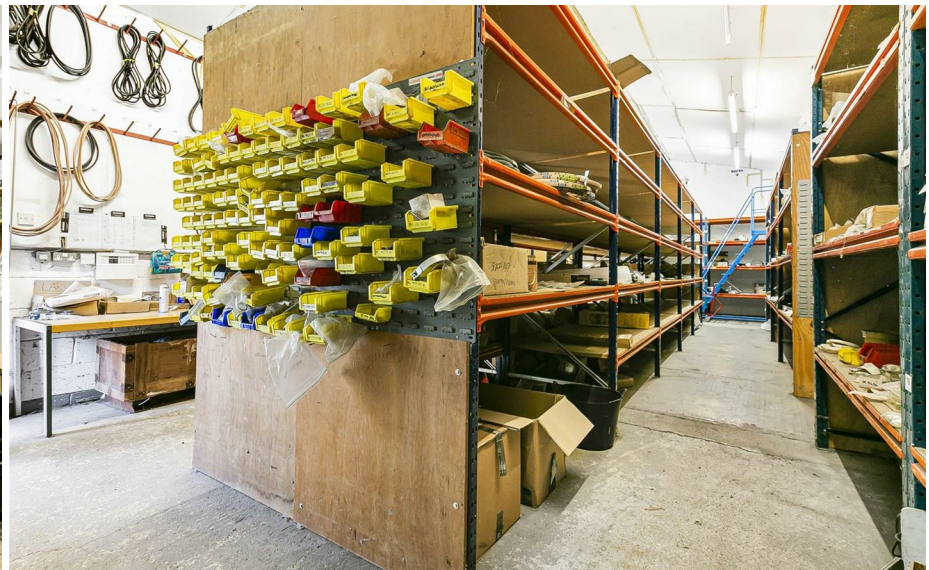
with power and lighting, shutter doors, flood lighting.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Guide Price £899,995
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - West Suffolk



GROUND FLOOR
7712 sq.ft. (716.5 sq.m.) approx.



1ST FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



WADEBRIDGE FARM, CB8 7NE

TOTAL FLOOR AREA : 8938 sq.ft. (830.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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