



DAVID
BURR

**The Old Stud House, Bury Road,
Kentford**





The Old Stud House, Bury Road, Kentford, CB8 7PT

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

The Old Stud House is a beautifully improved 18th-century period property, formerly one of the principal dwellings of the Meddler Estate. Retaining original character including sash windows, exposed timbers, floorboards, fireplaces and brick and flint features, it combines historic charm with contemporary living.

Arranged over three floors, it offers four bedrooms (two en suite), three reception rooms, cloakroom, family bathroom and superb kitchen/breakfast room. Outside, double gates open to a substantial gravel driveway with ample parking, while the mature private garden includes lawns, established borders, courtyard seating and useful outbuildings. An EV charging point is also provided.

An exceptional and substantially improved 18th-century period home in the heart of Kentford.

Ground Floor

RECEPTION HALL A spacious and welcoming entrance to the house, with a staircase rising to the first floor, doors leading to the principal reception rooms and useful under-stair storage cupboard. The hall is complemented by an attractive slate tiled floor.

CLOAKROOM Fitted with a low-level WC and wash hand basin with mixer tap set above a vanity storage unit, complemented by an attractive tiled splashback. Further fitted storage cupboards, slate tiled flooring and a window overlooking the rear aspect.

DRAWING ROOM An impressive and elegant reception room, retaining much of the character which defines The Old Stud House. The original floorboards provide a natural backdrop to the large open fireplace, with stone tiled hearth and attractive timber surround and mantelpiece. A large bay window provides an attractive outlook over the garden, complemented by a further sash window to the rear. The room also benefits from fitted cupboards and shelving within the alcoves.

DINING / LIVING ROOM A generous double aspect reception room with views over the garden and attractive strip wood flooring. The focal point is the impressive fireplace with exposed brick surround, stone hearth and substantial timber bressumer beam, housing a multi-fuel burning stove. Fitted shelving and storage cupboards are incorporated into the room, together with a further window to the side and an open archway leading through to the kitchen.

REFITTED KITCHEN / BREAKFAST ROOM A superbly appointed and comprehensively re-fitted kitchen which forms one of the principal features of the house. The kitchen incorporates an extensive range of matching wall, base and full-height units, providing excellent storage and incorporating drawers and cupboards beneath attractive work surfaces. There are two sinks, including a Belfast sink, together with mixer taps and drainer.

Integrated appliances include two ovens, warming drawer, fridge, freezer, dishwasher, washing machine and tumble dryer. A breakfast bar provides an informal seating area, while Velux roof windows draw natural light into the room. Further windows overlook the garden and a door opens onto the courtyard/patio area. Additional features include an exposed flint wall, vertical wall-mounted radiator and attractive finishes throughout.

SITTING ROOM A particularly delightful and characterful reception room with a vaulted ceiling and roof windows providing an excellent sense of space and natural light. Double doors open onto the patio, with additional windows to the side and front. A bespoke range of fitted cabinetry provides excellent shelving and concealed storage, while the strip wood flooring complements the character of the room. This is a versatile and highly appealing room which could work equally well as a family room, snug or more informal sitting room.

First Floor

LANDING The first-floor landing provides access to the principal bedrooms and family bathroom, together with a staircase leading to the second floor. There is useful built-in airing/storage space incorporating shelving and the hot water cylinder.

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PRINCIPLE BEDROOM A generously proportioned double aspect bedroom with attractive strip wood flooring and windows to both the side and front, enjoying views across the garden. A range of fitted wardrobes provides excellent storage, with further shelving incorporated into the alcove. A characterful cast iron fireplace provides an attractive focal point.

EN-SUITE SHOWER ROOM Recently re-fitted to an excellent standard, with a large tiled walk-in shower featuring rainfall and handheld attachments, low-level WC and wash hand basin set within a contemporary vanity unit with storage. Further benefits include a heated towel rail, extractor fan, natural light and garden views, plus recessed wall storage.

BEDROOM THREE A good-sized bedroom with strip wood flooring, double sash windows overlooking the garden and fitted wardrobes providing useful storage.

BEDROOM FOUR A further well-proportioned bedroom with window overlooking the rear of the property

FAMILY BATHROOM A beautifully appointed bathroom with an attractive mosaic tiled floor and an elegant freestanding claw-foot roll-top bath, with mixer tap and handheld shower attachment. The suite is completed by a low-level WC with pull-cord flush and pedestal wash hand basin, together with an attractive tiled splashback and antique-style radiator incorporating a heated towel rail. A window overlooks the garden.

Second Floor

SECOND FLOOR LANDING A staircase rises to the second-floor landing, which benefits from a Velux roof window and useful eaves storage concealed behind fitted cupboard doors.

BEDROOM TWO / GUEST BEDROOM A charming double aspect bedroom with a window overlooking the garden and a further Velux roof window to the rear.

EN SUITE SHOWER ROOM A recently improved shower room with window overlooking the garden, part-tiled walls and a walk-in shower enclosure. The suite includes a low-level WC and wash hand basin with mixer tap and vanity storage beneath, together with an extractor fan.

Outside

The Old Stud House is approached via double gates from Regal Meadows, opening onto a substantial stone gravel driveway with generous parking for numerous vehicles. To the side is a lawn with established flower and shrub borders, fencing and an EV charging point. A further gate leads to the courtyard patio, providing an attractive space for outdoor dining and seating adjoining the house, with an outside tap. The principal garden is mainly laid to lawn and enjoys a high degree of privacy, with well-stocked borders, mature planting and an attractive flint wall enclosing the front boundary. There is also a large timber garden shed and discreetly positioned oil storage tank. The garden enjoys a predominantly southerly aspect, creating an excellent outdoor space and attractive setting for this historic home.

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.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£1,691.72 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Rendered, brick and flint construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 200 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

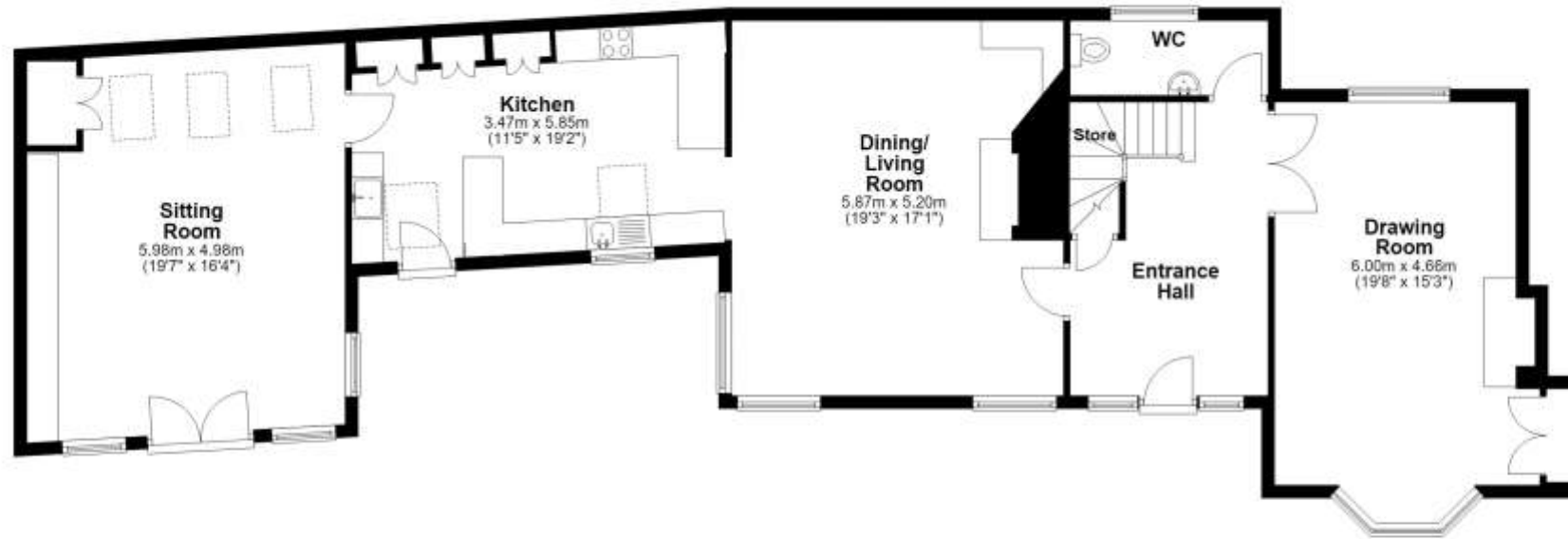
WHAT3WORDS sweetened.correctly.camper

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approx. 124.8 sq. metres (1343.7 sq. feet)



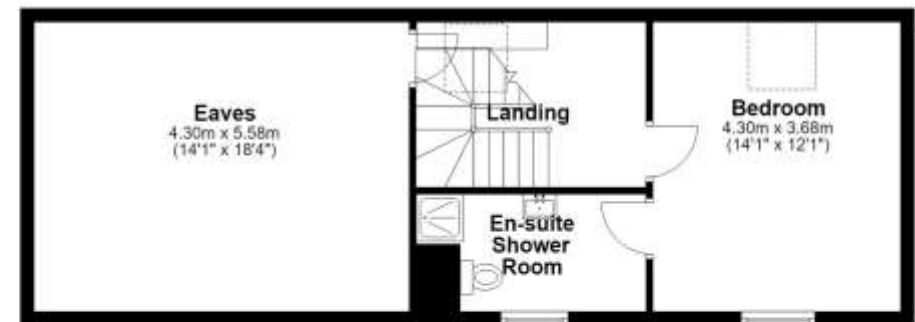
First Floor

Approx. 75.6 sq. metres (813.3 sq. feet)



Second Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 255.8 sq. metres (2753.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Bury Road, Kentford

