



Clopton Park, Wickhambrook, Newmarket

Sheridans



Clopton Park, Wickhambrook, Newmarket CB8 8ND

Offers Over £630,000

Occupying a pleasant position, set back from the road, this particularly impressive four-bedroom detached home forms part of a quiet and exclusive development of executive properties on the outskirts of the highly regarded village of Wickhambrook. The property enjoys easy access to the surrounding countryside while remaining conveniently positioned for village amenities and nearby market towns.

Traditional brick construction with rendered elevations beneath a tiled roof, the house sits comfortably within a bold plot. This well presented home is both light-filled and generously proportioned, extending to approximately 2,142 sq. ft., offering versatile family accommodation.

An entrance porch with useful integral storage opens into a welcoming and spacious entrance hall, where the staircase rises to the first floor and an under-stairs cupboard provides additional storage. From here, doors lead to the principal ground floor rooms, including a neatly appointed cloakroom fitted with a WC and wash hand basin. The sitting room is a particularly attractive dual-aspect living space, enjoying windows to the front and side alongside French doors opening onto the rear terrace and garden. A feature fireplace with inset electric stove provides both warmth and a charming focal point, making this an inviting room for both everyday living and entertaining. The dining room offers is perfect for more formal occasions being notably versatile, equally lending itself as a family/playroom or snug depending on individual requirements. A dedicated study provides an ideal home office or hobby room.

At the heart of the home lies the impressive kitchen/breakfast room, a generous and sociable space perfectly suited to family life. Fitted with a comprehensive range of matching wall and base units, the kitchen offers ample preparation surfaces and a practical central island providing additional storage. Integrated appliances include a double oven, ceramic hob, fridge/freezer and dishwasher.

Flooded with natural light, the space comfortably accommodates an informal dining area and opens via French doors directly onto the garden, creating a seamless link between indoor and outdoor living. A useful utility room, fitted with further storage cupboards, sink with drainer, space for laundry appliances and a door to the outside, completes the ground floor accommodation and provides valuable everyday practicality.

On the first floor, a spacious landing, illuminated by a window to the front, leads to four well-proportioned bedrooms, all of which benefit from integral wardrobes or storage cupboards. Two of the bedrooms are served by modern en-suite shower rooms, while a well-appointed family bathroom services the remaining rooms. Bedroom four is currently utilised as a dressing room, further highlighting the flexibility of the accommodation and its ability to adapt to a range of lifestyles.

Outside

Outside, the property is approached via a generous private driveway providing off-road parking for numerous vehicles. The frontage is attractively arranged with mature borders, well-stocked

planted beds, assorted hedging and a small lawned area, creating a welcoming and established approach. Gated side access leads to the rear garden, while the detached double garage is fitted with twin up-and-over doors, power and lighting, offering excellent storage and secure parking. The rear garden is a particular feature of the property, being predominantly laid to lawn and thoughtfully landscaped with an abundance of mature shrubs, trees and planted borders, providing a high degree of privacy and seasonal interest. Two patio areas offer ideal spaces for outdoor dining, entertaining or quiet relaxation, enjoying views across the garden. A further gated access provides convenient access to the front of the property.

Location

Wickhambrook is ideally positioned for commuters and families alike, lying approximately nine miles south west of Bury St Edmunds and a similar distance from Newmarket. Both towns provide an excellent range of amenities and offer direct access to the A14 dual carriageway, delivering swift road links to Cambridge, the Midlands and London via the M11. The village itself benefits from a good selection of everyday facilities, including a public house, church, primary school, doctors' surgery and post office with general stores. Clopton Park is a prestigious and discreet development of just nine executive detached homes, occupying an elevated edge-of-village setting with far-reaching views across open countryside, combining rural living with excellent connectivity for daily travel.

Directions

From Bury St Edmunds travel south west on the A143 through Horringer and Chedburgh whereupon approaching Wickhambrook turn left just after Giffords Lane into Clopton Park.

Services

Mains electricity, drainage and water. Heating -Oil fired radiator central heating.

Council tax band: F - St Edmunds Bury

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk

Agents Note: An area of land adjoining the property, Clopton Wood, is designated solely for the usage of all owners of Clopton Park attracting an annual maintenance charge of approx £200 pa including contribution towards maintenance of the access road.

- Impressive four-bedroom detached executive home
- Approximately 2,142 sq. ft. of light-filled, versatile accommodation
- Spacious dual-aspect sitting room with electric stove
- Separate dining room and study
- Four well-proportioned bedrooms, all with integral storage
- Two en-suite shower rooms plus family bathroom
- Utility room
- Double garage
- Bold plot with mature frontage and well-established rear garden
- Share of Clopton Wood conservation area, ideal for walks and recreation

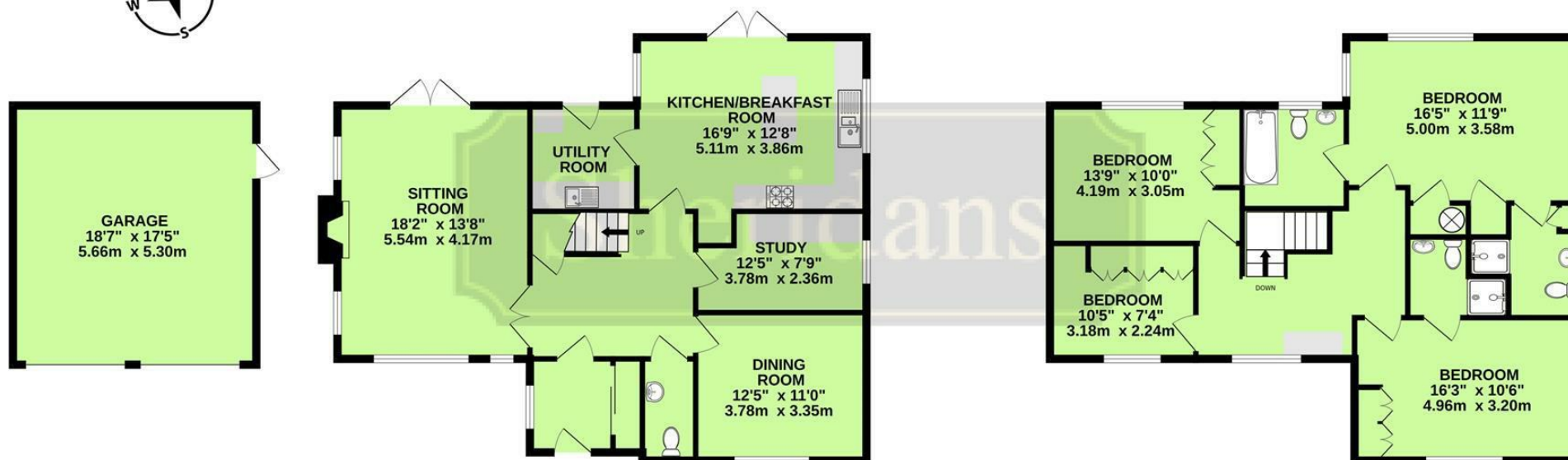




GROUND FLOOR

TOTAL FLOOR AREA : 2142sq.ft. (199.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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