

Cotton End Road, Exning, CB8 7NN

CHEFFINS

CHEFFINS

Cotton End Road

Exning,
CB8 7NN

4 2 2

Offers In Excess Of



- Four bedrooms, including a principal suite with ensuite
- Hand-crafted kitchen and expansive dining space with panoramic bi-folding doors
- Two additional reception rooms plus study/fourth bedroom
- Cellar, cloakroom, and high-quality finish throughout
- Landscaped gardens with lawn, borders, vegetable patch, shed & greenhouse
- Electric gated access
- Turnkey condition throughout
- Approx. 2,200 sq ft of accommodation

A truly exceptional and beautifully renovated period home set in the heart of Exning, just moments from Newmarket and within easy reach of Cambridge. This handsome detached four-bedroom residence occupies a prominent corner plot within the Exning Conservation Area and offers a seamless blend of 19th-century character and modern design. Immaculately presented throughout, the property provides approximately 2,200 sq ft of versatile accommodation.









LOCATION

Exning is a highly regarded village situated just 2 miles from the historic horse-racing town of Newmarket and approximately 15 miles from Cambridge. The village offers a range of local amenities including a primary school, pub, village shop, and scenic walking routes, while Newmarket provides extensive shopping, dining, and leisure options. The property is well positioned for commuters, with easy access to the A14 and A11, providing routes to Cambridge, Bury St Edmunds, and the wider road network. Rail connections from Newmarket and nearby stations at Dullingham and Cambridge North offer links to Cambridge, London King's Cross, and Liverpool Street, making Exning an ideal location for those seeking countryside living with excellent connectivity.

COTTON END HOUSE
At the heart of the home lies a stunning hand-built kitchen and dining space, flooded with light and framed by full-width bi-folding doors that open onto a beautifully landscaped, enclosed garden—perfect for entertaining and modern family life.

The garden offers more than just a courtyard feel, including a lawned area, raised beds, a vegetable patch, and mature borders. There is also a substantial timber shed, greenhouse, and electric gates providing both security and privacy.

The ground floor also features two elegant reception rooms, a dedicated study/fourth bedroom, a stylish cloakroom, and a useful cellar. Upstairs, the first floor comprises three generously sized bedrooms and a beautifully appointed family bathroom, including a principal suite with ensuite shower room.

Please note: The kitchen currently houses free-standing appliances. These are not integrated and may be included in the sale by separate negotiation, subject to the vendors' future requirements.

Externally, the landscaped gardens create a tranquil and practical outdoor space, ideal for al fresco dining, gardening, and relaxed family living.

GROUND FLOOR
- Entrance hall with cloakroom (WC) and access to cellar
- Living room with wood-burning stove
- Second reception room/snug
- Hand-built kitchen/dining room with views across the terrace and garden
- Study/fourth bedroom
- Utility room

FIRST FLOOR
- Principal bedroom with ensuite shower room
- Bedroom 2
- Bedroom 3
- Family bathroom with separate shower

OUTSIDE
- Landscaped courtyard-style garden
- Lawned area, raised beds, vegetable patch, greenhouse, and timber shed
- Electric gated access
- Detached garage

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





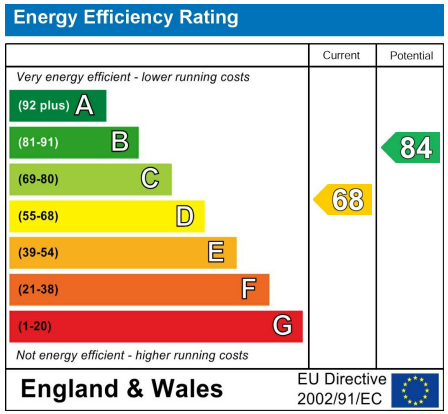




















Offers In Excess Of £850,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk



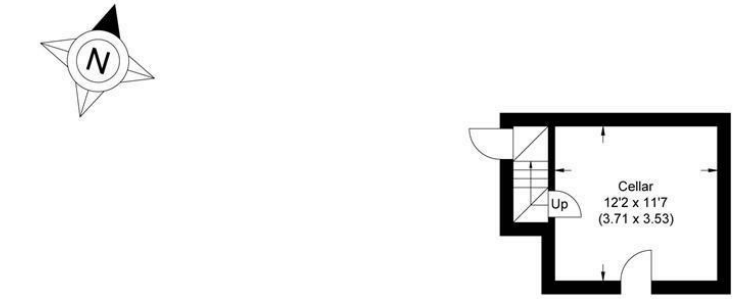




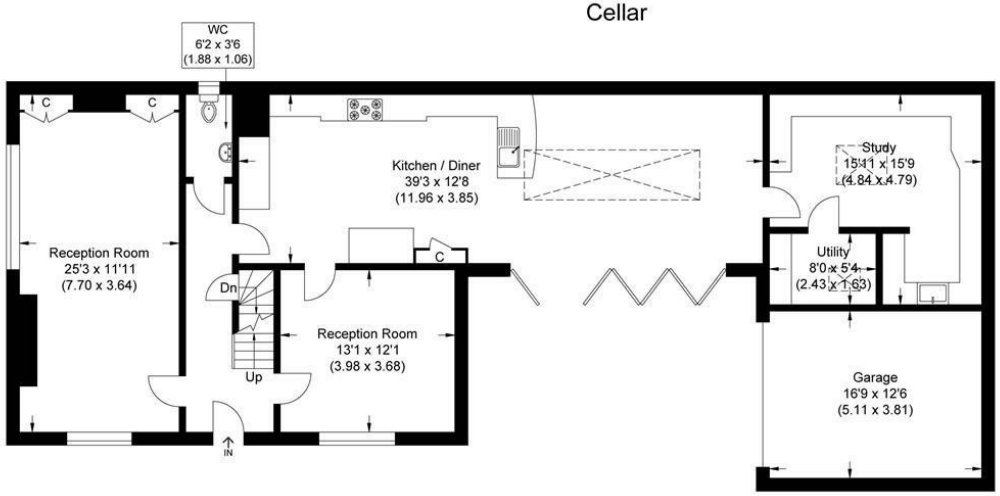


CHEFFINS

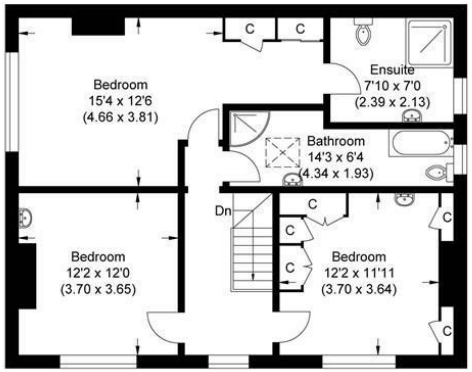
Approximate Gross Internal Area
202.93 sq m / 2184.32 sq ft
(Excludes Garage & Cellar)
Garage Area : 19.47 sq m / 209.57 sq ft
Cellar Area : 15.18 sq m / 163.40 sq ft
Total Area : 237.58 sq m / 2557.29 sq ft



Cellar



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CHEFFINS