



DAVID
BURR

**Woodbine Cottage,
Dalham**



Woodbine Cottage, 32 The Street, Dalham, CB8 8TF

The delightful conservation village of Dalham is set in undulating countryside close to the Suffolk/Cambridge border between Newmarket and the historic market town of Bury St Edmunds. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops and supermarkets. The village of Dalham offers a range of village amenities including a public house, church and a village hall.

This charming Grade II listed thatched cottage is situated in the heart of one of the area's most sought-after villages, within walking distance of amenities. The property has retained many original period features, including exposed beams and an impressive inglenook fireplace, complemented by a modern bathroom and an open-plan kitchen/breakfast room, with the added benefit of private parking, a garage and workshop, and large gardens extending to 0.25 of an acre and planning permission for an extension.

A charming Grade II listed thatched cottage, with a garage and parking, all set within 0.25 of an acre.

Ground Floor

Entrance into the:

PORCH With quarry-tiled floor, leading in turn to the:

SITTING ROOM A charming room featuring an impressive inglenook fireplace with a wood-burning stove and former bread oven, exposed beams, and oak stairs rising to the first floor.

KITCHEN / BREAKFAST ROOM A lovely, light room extensively fitted with a range of units under wooden worktops, with a Belfast sink inset, an electric cooker with a four-ring hob, and space for a fridge/freezer. The dining area features French doors opening to the garden.

BEDROOM 2 With fitted wardrobes and a cupboard housing the boiler, and an outlook over the rear garden.

SHOWER ROOM Tastefully fitted with a white WC, wash basin, and tiled shower cubicle.

First Floor

BEDROOM 1 A charming room with a vaulted ceiling and exposed beams, enjoying a double-aspect outlook over the gardens.

Agent's Note: Planning permission has been granted to extend the room to the rear with a large dormer window and to relocate the stairs to the left-hand side of the chimney breast, with a new bathroom to the right-hand side. Work has commenced, and the stairs will be completed, with the bathroom partially fitted.

Outside

The property sits in the heart of the village and is set behind a pretty, low retaining brick-and-flint wall, with a lawned front garden, a meandering gravel pathway, and shrub beds and borders. Vehicular access leads to the rear of the property, where there is private parking, leading to the **SINGLE GARAGE** with a **WORKSHOP** to the side, and plenty of storage beyond.

The rear gardens are an asset to the property, being predominantly lawned with an enclosed private dining area and steps leading to the main part of the garden, which includes a large chicken run and a storage area with a timber shed and greenhouse, as well as further sitting and dining areas enjoying the evening sun, all backing onto open countryside. In all, about 0.25 of an acre.

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AGENTS NOTE In addition to the stairs and first floor alterations, planning permission has also been approved for a rear extension to create a utility room and dining area whilst vaulting the kitchen roof. For further details visit West Suffolk planning portal ref DC/23/1860/LB

SERVICES LPG 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 D. (£2,206.59 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Brick & block construction under thatched roof.

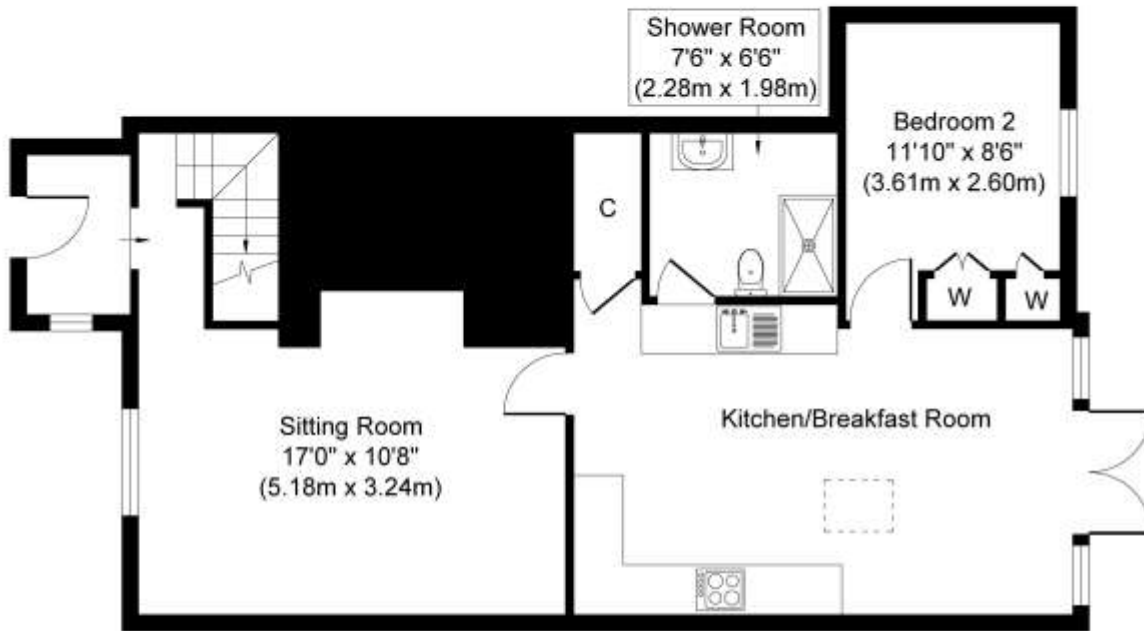
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS derailed.slamming.spirit

VIEWING Strictly by prior appointment only through DAVID BURR.

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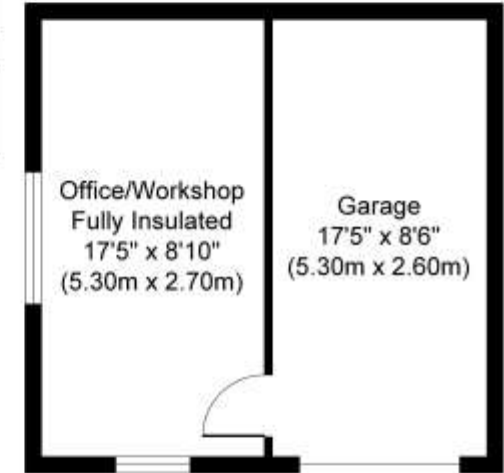




Ground Floor
Approximate Floor Area
774 sq. ft
(71.90 sq. m)



First Floor
Approximate Floor Area
286 sq. ft
(26.60 sq. m)



Outbuilding
Approximate Floor Area
308 sq. ft
(28.62 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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