



DAVID
BURR

The Four Winds,
Kirtling



The Four Winds, Malting End, Kirtling, CB8 9PE

Kirtling is a historic and picturesque village offering a charming rural lifestyle. The village features a traditional pub, two churches, a vibrant village hall, and access to beautiful countryside walks. Conveniently located just 5 miles from Newmarket and around 18 miles west of Cambridge, Kirtling enjoys excellent connectivity, with commuter rail links available nearby at Dullingham and Newmarket.

This spacious 1,800 sq. ft detached property is situated in a sought-after village location, convenient for Newmarket and countryside walks. The property has been tastefully extended and updated in recent years to create a stylish and comfortable home, featuring a stunning open-plan living area, with the added benefit of off-road parking, a detached gym/studio, and views to the rear over adjacent paddocks. The property also benefits from planning permission for a first floor conversion creating three further bedrooms (one with an en suite) and a shower room.

A spacious 1,800 sq. ft. detached bungalow in a quiet village location with a detached studio / gym.

Ground Floor

Entrance into the:

ENTRANCE LOBBY With space for coats and boots, and a door leading to the:

HALLWAY A spacious and welcoming area with an airing cupboard and a door to the:

KITCHEN / LIVING / DINING AREA The hub of the home, this large open-plan area creates a wonderful entertaining and family area, comprising:

- **KITCHEN** Stylishly fitted with units under quartz worktops, with a double Belfast sink inset. Appliances include a five-ring hob, double oven, dishwasher, and a fridge/freezer, whilst the central preparation island provides further storage and a breakfast bar.
- **SITTING & DINING ROOM** Open plan, featuring a wood-burning stove and an outlook to the front.

UTILITY / BOOT ROOM Extensively fitted with further cupboards under worktops, with a sink inset, plumbing for a washing machine, space for a tumble dryer, boiler serving radiators, space for a fridge/freezer, a large storage cupboard, and a door leading to the side.

STUDY A well-proportioned room with a skylight.

PLAYROOM A lovely light room with panelled walls and bi-fold doors opening to the rear.

CLOAKROOM WC and wash basin

BEDROOM 1 A light room featuring a large window to the rear overlooking adjacent paddocks.

EN SUITE Stylishly fitted with a white WC, wash basin, tiled shower cubicle, and a heated towel rail.

BEDROOM 2 Outlook to the rear.

BEDROOM 3 Outlook to the rear.

BEDROOM 4 With two skylights.

BATHROOM Tastefully fitted with a white WC, wash basin, bath with shower over, and a heated towel rail.

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Outside

The property is approached by a driveway providing parking for several vehicles, leading to the **GARAGE / STORE** with double doors, with light and power connected.

Gated access leads to the rear gardens, which feature an extensively paved dining terrace, ideal for alfresco entertaining, opening to the lawn which backs onto adjacent paddocks. There is a detached **STUDIO / GYM** with French doors, with light and power connected, offering the potential for a variety of uses, with a storage cupboard and external store area for bicycles etc.

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 East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,841.89 per annum)

EPC TBC

TENURE Freehold.

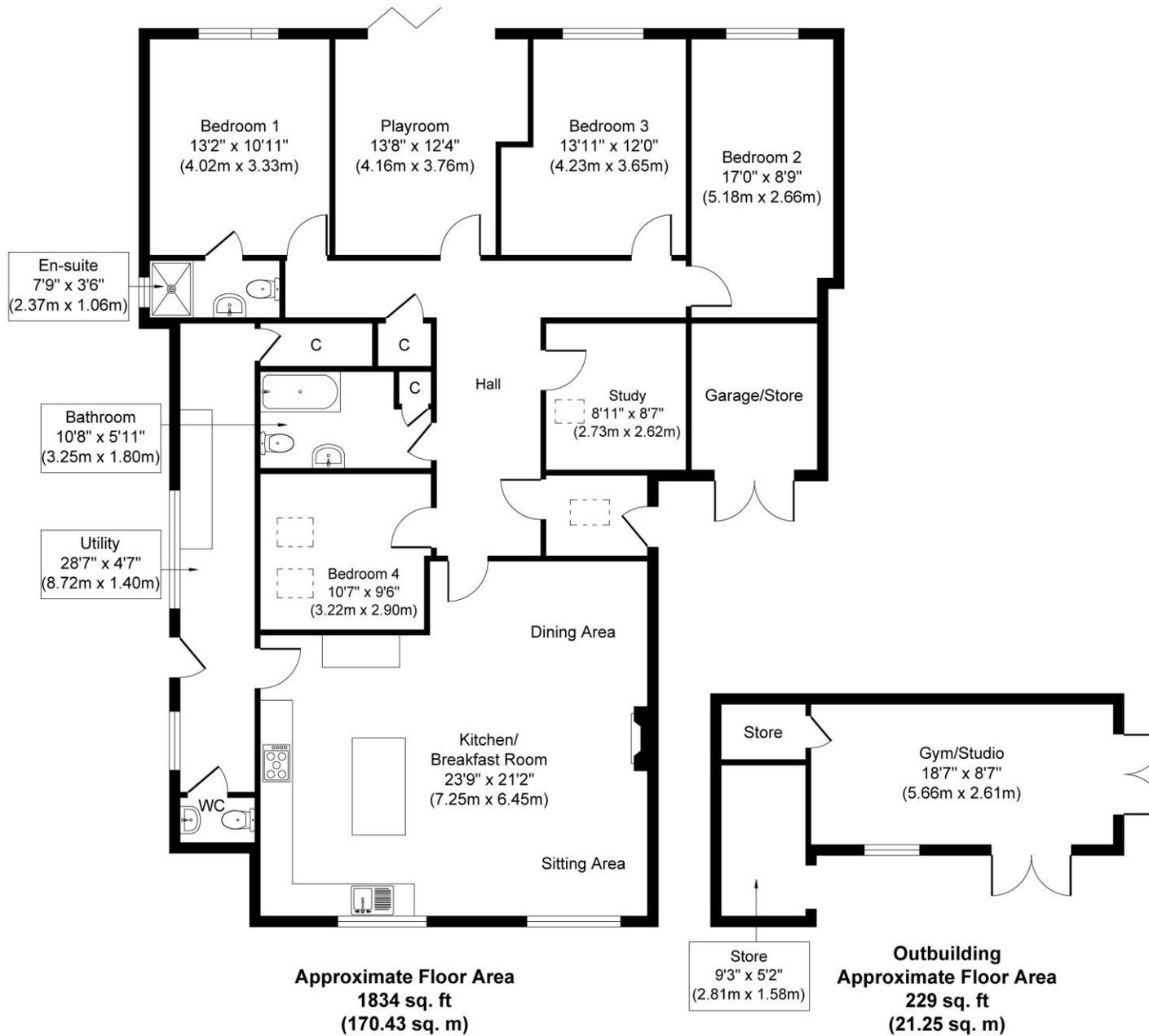
CONSTRUCTION TYPE Traditional block & brick construction under tiled roof.

WHAT3WORDS having.piglets.bench

VIEWING Strictly by prior appointment only through DAVID BURR.

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