



White House Stud
Kennett, Suffolk

**DAVID
BURR**



White House Stud, Warren Road, Kennett, Cambridgeshire, CB8 7QP

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A14 and A11, 5 miles from the historic market town of Newmarket and only 30 mins drive to Cambridge. Kennett and the surrounding villages benefit from a range of local amenities including public houses, a village store/Post Office, restaurants and takeaways, a recreation field, primary schools and railway station. The new Kennett Garden Village development will bring additional amenities in the coming years including a secondary school.

A unique detached property with detached self-contained annexe set within 4.7 acres within 5 miles of Newmarket. The property offers charming period features and the potential to enlarge (STP) with an adjacent detached 2-bedroom detached guest/staff annexe all set with extensive grounds ideally suited for equestrian use or as a small holding with paddocks, 5 stables, ample space for an arena/menage and excellent hacking nearby.

A charming period home with detached 2-bedroom annexe set within 4.7 acres with excellent equestrian facilities and hacking nearby.

Ground Floor

ENTRANCE HALL Stairs rising to the first floor and a storage cupboard.

SITTING ROOM A charming, triple aspect room featuring an open fireplace and outlook over the garden.

STUDY/PLAYROOM Bay-window to front aspect, fitted storage and a fireplace with an inset electric fire.

DINING ROOM A lovely, light room with a triple aspect, fireplace and exposed beams.

KITCHEN Fitted with timber units, granite worktops and an inset double butler sink and drainer. Integrated appliances include a dishwasher, fridge and a freestanding 'Rangemaster' cooker. Tiled floor, exposed beams and a window to side aspect.

SHOWER ROOM Extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a window to rear aspect.

REAR HALL Tiled floor and window to rear aspect.

UTILITY ROOM Window to rear aspect, fitted units and an inset sink and drainer. Door to front aspect.

First Floor

LANDING An airing cupboard, eaves storage and a window to rear aspect.

MASTER BEDROOM Fitted wardrobes and windows to front, rear and side aspects.

BEDROOM 2 Windows to front and side aspects.

BEDROOM 3 Fitted wardrobes and window to front aspect.

BATHROOM Extensively tiled with a roll top bath, wash hand basin, WC, heated towel rail and a window to front aspect.

Annexe Ground Floor

SITTING/DINING ROOM Windows to side and rear aspects and stairs rising to the first floor.

KITCHEN Fitted units, worktops over with an inset sink and drainer. Space for appliances and window to front aspect.

BATHROOM Extensively tiled with a bath, WC, wash hand basin and window to side aspect.

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Annexe First Floor

BEDROOM 1 Fitted wardrobes and window to front aspect.

BEDROOM 2 Window to side aspect and fitted wardrobe

Outside

The property is approached through metal gates which open to the large gravel driveway which provides parking for several vehicles and access to the **INTEGRAL GARAGE**. The front gardens are predominately lawned with established hedging and trees. The rear garden is extremely private with a number of flower beds stocked with mature plants and shrubs and a wonderful selection of mature trees scattered throughout and also features an enclosed courtyard ideal for al fresco entertaining with a brick bbq. Beyond the garden are various paddocks including 3 isolation paddocks and a field shelter with separate gated road access and ample space for an arena/menage subject to the necessary consents. **STABLE YARD** Comprising 5 stables and haystore/tackroom with light, power and water.

Excellent hacking is conveniently located a short distance away on Green Lane opening to a network of trails.

AGENTS NOTE: We understand there is some form of uplift clause in place on the property from a previous owner regarding future development of the land. Please ask for further information.

SERVICES: Oil fired central heating. Mains water, drainage and electricity. Recently updated heating system in the annexe. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

CONSTRUCTION Traditional timber and brick construction

EPC: E

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

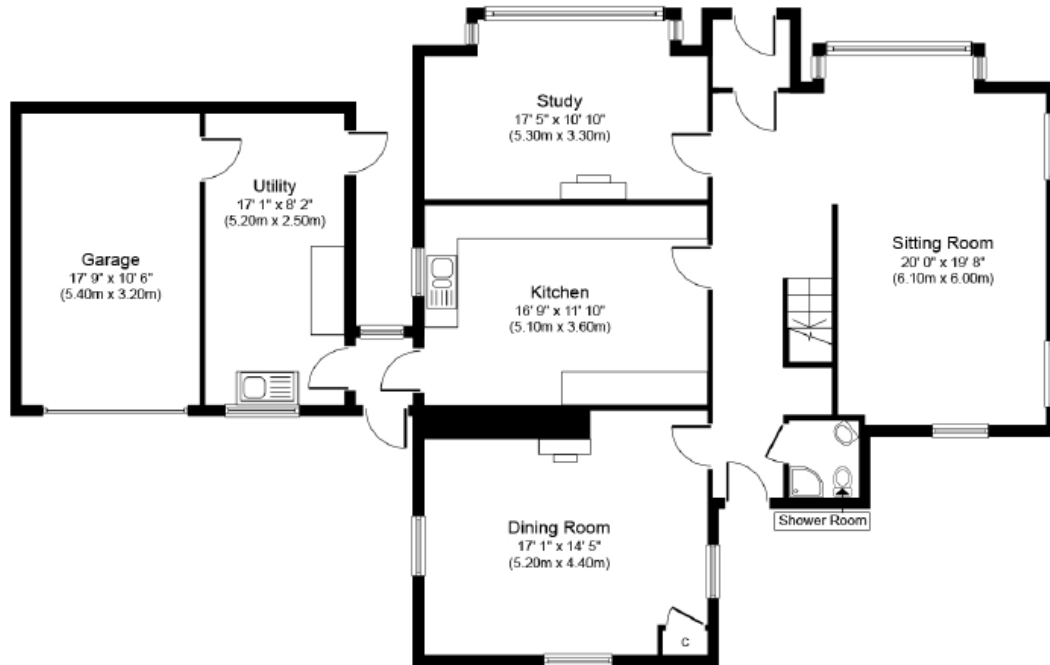
Phone Signal: Likely with all major providers.

WHAT3WORDS: yawned.closes.incorrect

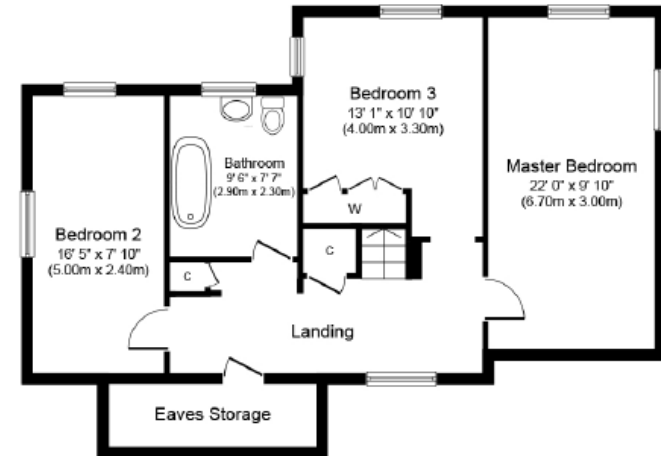
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

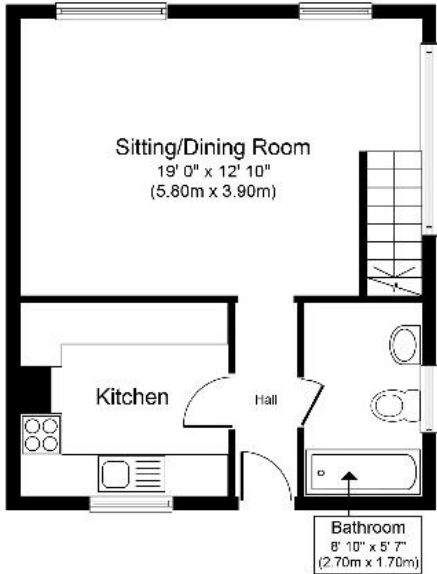




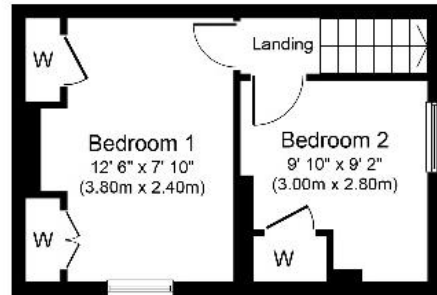
Ground Floor
Approximate Floor Area
1,434 sq. ft.
(133.2 sq. m.)



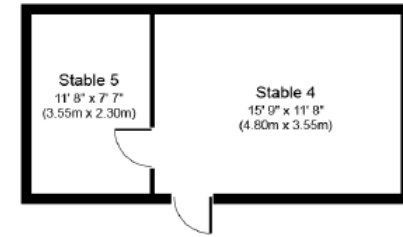
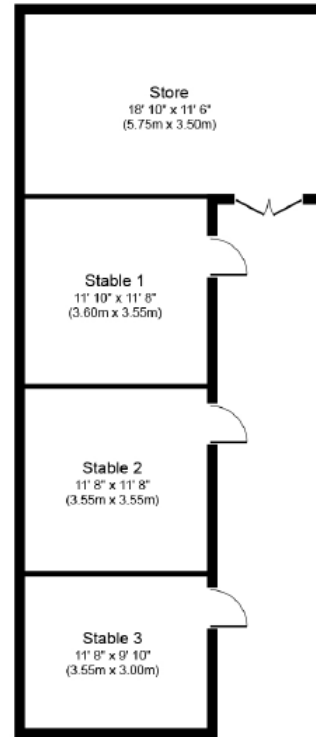
First Floor
Approximate Floor Area
738 sq. ft.
(68.6 sq. m.)



Ground Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



First Floor
Approximate Floor Area
237 sq. ft.
(22.0 sq. m.)



Outbuilding
Approximate Floor Area
886 sq. ft.
(82.3 sq. m.)



