



Cemetery Road, Wickhambrook, Newmarket

Sheridans



Cemetery Road, Wickhambrook, Newmarket CB8 8YE

Guide Price £335,000

This delightful Victorian cottage is ideally positioned within a highly sought-after and popular village. Beautifully extended and thoughtfully improved by its previous owners, the property effortlessly combines period charm with modern convenience. Further benefits include UPVC double glazing, driveway parking, and no onward chain.

Constructed of traditional red brick beneath a tiled roof, the accommodation briefly comprises a welcoming entrance porch leading into a well-proportioned sitting room. This cosy space is centred around an attractive open fireplace and enjoys dual-aspect windows, allowing natural light to pour in. The versatile dining room, offering ample space for both formal dining and extra living space is again bright and airy, while a charming Victorian fireplace provides a focal point. The cloakroom is discreetly tucked beneath the stairs. The modern kitchen is fitted with a range of wall and base units set beneath ample preparation work surfaces, eye level double oven and hob with extractor above. An opening connects the kitchen to the dining area, creating a sociable layout, while a door provides direct access to the garden. A generous utility room offers additional storage, additional worktops, a second sink and space for appliances. Completing the ground floor is a versatile study/bedroom three, ideal for home working or guest accommodation.

Upstairs, the landing includes a rear-facing window and built-in storage, leading to two well-proportioned bedrooms and the bathroom. The principal bedroom is a spacious double with a built-in wardrobe and front-facing window, while the second bedroom overlooks the rear garden. The bathroom is fitted with a panelled

bath and shower over, along with a wash hand basin. A separate WC with an additional basin adds practicality.

Outside

Externally, the property is accessed via a private driveway providing ample off-street parking and leading to a substantial detached outbuilding, ideal for storage or a variety of uses. An electric vehicle charging point is located at the front.

The generous rear garden wraps around the cottage and is predominantly laid to lawn, bordered by mature trees and shrubs. A patio area with a charming wooden pergola provides the perfect space for al fresco dining and entertaining. Fully enclosed and wonderfully private, the garden offers a peaceful and secluded setting, perfectly suited to keen gardeners and relaxed outdoor living.

Location

Wickhambrook is conveniently located about 9 miles to the south west of the historic cathedral town of Bury St Edmunds and a similar distance from Newmarket, renowned for its connections with the horseracing industry. Both towns afford an excellent range of facilities with the A14 dual carriageway being accessed from either which thus provides fast road links to Cambridge, the Midlands and London via the M11. Local village facilities include public house, church, primary school, excellent doctors surgery and post office/general stores.

Directions

From Bury St Edmunds, proceed south-west on the A143, passing through Horringer and Chedburgh. Continue towards Wickhambrook and, upon entering the village, turn right onto Church

- CHAIN FREE
- Extended cottage offering versatile accommodation
- 2/3 bedrooms
- 2 reception rooms
- Modern kitchen
- Utility room
- Upstairs bathroom with separate WC
- Neutral decor
- Good sized garden
- Driveway parking

Lane. Take the next left onto Cloak Lane, then turn right onto Shop Hill (B1063). Continue along and take the next right onto Cemetery Road, where the property will be found.

Services

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

Council Tax: West Suffolk Band: B

Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk (Source Gov.uk)

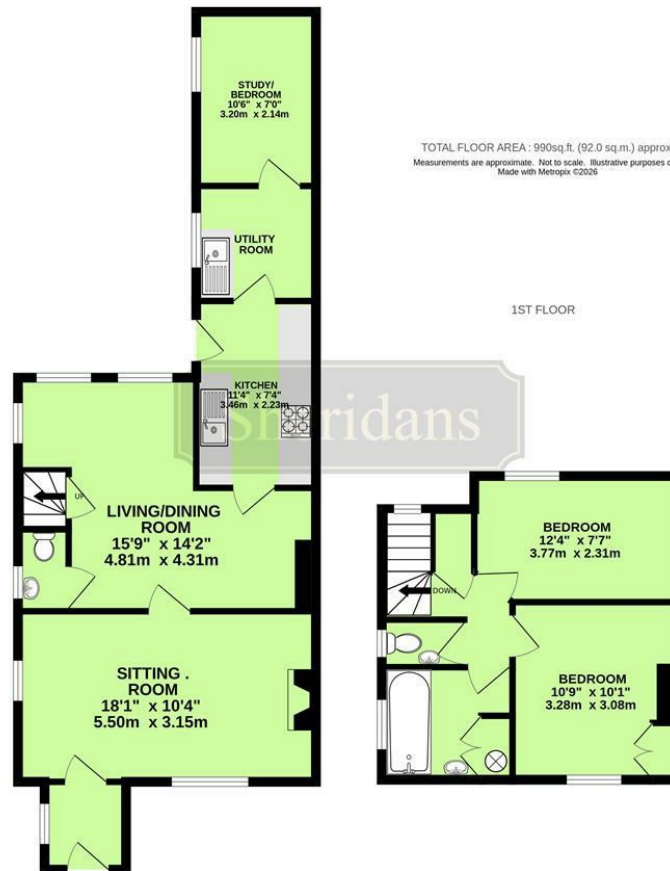


GROUND FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 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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