

# Pond House 53 High Street - Offers In The Region Of

Stetchworth Newmarket Cambridgeshire CB8 9TH

shires  
residential



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# Offers In The Region Of £700,000

## The Property

An exceptional opportunity to acquire a truly exquisite four-bedroom detached residence, beautifully positioned within the highly sought-after and picturesque village of Stetchworth.

Steeped in Georgian charm and thoughtfully extended to create a superb balance of elegance, character and contemporary comfort, this outstanding home offers an abundance of space and remarkable versatility to suit modern family living.

From the moment you step inside, the sense of light and scale is immediately apparent, enhanced by wonderfully high ceilings and beautifully proportioned rooms throughout. The property flows effortlessly, providing a selection of generous reception spaces including a welcoming living room, formal dining room and a separate study, ideal for those working from home. The impressive kitchen/breakfast room forms the heart of the home, perfect for relaxed family mornings or entertaining friends, further complemented by a practical utility room and cloakroom.

Upstairs boasts four spacious double bedrooms, each thoughtfully designed, with the principal suite enjoying its own stylish en-suite. A beautifully appointed family bathroom serves the remaining rooms.

Outside, the appeal continues with a superb south-facing rear garden, offering a tranquil and sun-drenched space for outdoor dining, relaxation or children's play. The property further benefits from a single garage, additional carport and ample driveway parking.

The property is located just 2 miles from Dullingham Train Station with great links to Cambridge, London & Bury St Edmunds. The village benefits from an Excellent pub serving great Roasts. The Ellesmere Centre: offers a small shop, post office, and acts as a social center for the village, hosting yoga, Tai Chi, and live music. Also has a children's play area, BMX track and football and basketball posts and I believe squash and tennis courts. This is a rare opportunity to secure a truly special home in one of the area's most desirable villages.

## Features

- EXQUISITE FOUR-BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- HIGH CEILINGS AND ELEGANT, WELL-PROPORTIONED ROOMS
- THREE RECEPTION ROOMS INCLUDING STUDY
- FOUR DOUBLE BEDROOMS
- ENSUITE, FAMILY BATHROOM & W/C
- SOUTH-FACING REAR GARDEN
- GARAGE, CARPORT AND DRIVEWAY PARKING
- CHAIN FREE
- CALL SHIRES TO VIEW

## Location

Located about 3 1/2 miles from Newmarket and 14 miles from Cambridge, Stetchworth has long been regarded as one of the 'Jewel' villages. It is popular with those who require good accessibility yet require seclusion and privacy. Local amenities include a traditional public house, a primary school who along with the local Nursery school have been awarded outstanding by Ofsted.

## Entrance Hall

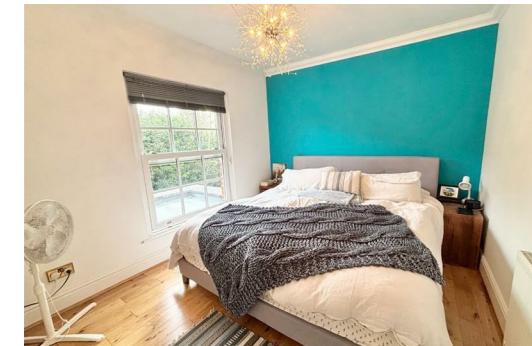
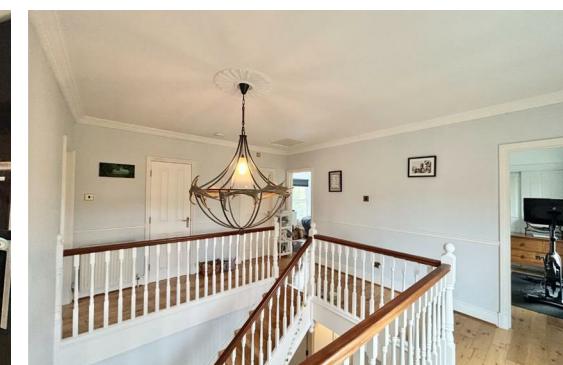
High ceiling, stairs leading to first floor with storage underneath, wooden floors.

## Cloakroom

Fully fitted white suite comprising WC and wash hand basin.

## Living Room

Open fireplace with feature surround, double casement doors to rear garden, dodo railing, high ceiling, wooden flooring, window to front aspect, double casement doors leading to;





## Dining Room

Double casement doors leading to rear garden ideal for alfresco dining, dodo rail, wooden flooring.

## Kitchen

Stunning with a full range of wall and base mounted units with granite worktops, a range of built in appliances including electric oven, combination microwave, dishwasher, fridge and freezer, breakfast bar, double doors to rear garden.

## Utility

Plumbing and space for washing machine, space and plumbing for tumble dryer, single drain inset sink unit, door leading to side aspect.

## Study

Window to front aspect.

## FIRST FLOOR

Landing  
Galleried landing, solid wood flooring, airing cupboard.

## Principle Bedroom with ensuite

Built in wardrobe, solid wood flooring, window to side aspect.

### En-suite

Fully fitted suite comprising WC, wash hand basin and shower cubicle.

## Bedroom Two

Built in wardrobe, solid wood flooring, window to front aspect.

## Bedroom Three

Built in wardrobe, solid wood flooring, window to front aspect.

## Bedroom Four

Solid wood flooring, window to rear aspect.

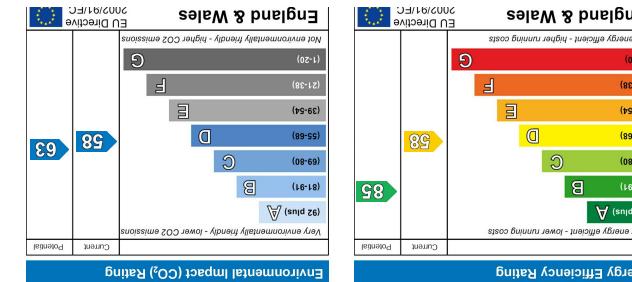
## Bathroom

Fully fitted suite comprising WC, wash hand basin, bath with shower attachment.



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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170.0 sq.m. (1830 sq.ft.) approx.  
GROUND FLOOR