

The Old Post Office,
Dalham

DAVID BURR

















The Old Post Office, 3 Brookside, Dalham, CB8 8TG

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 exceptional unlisted detached property, situated in the heart of one of the area's most sought-after villages, offers approximately 3,500 sq. ft. It combines original period features with modern finishes, having been thoughtfully designed by an award-winning local architect, with four spacious reception rooms, five bedrooms including two on the ground floor, and wonderful rear gardens including a heated swimming pool, a studio and parking. In all, about 0.41 of an acre.

An exceptional period home in the heart of the village with a heated swimming pool and detached studio.

Ground Floor

SITTING / DINING ROOM A wonderful entertaining space, currently divided by a floor-to-ceiling bookcase which could be removed to create a large open-plan living area.

SITTING ROOM Double aspect with French doors opening to the rear. Currently set up as a cinema with electric projector screen. A cosy seating / dining nook, looking into the inner garden, leads round to the.

DINING ROOM A spacious dining room with stairs rising to the first floor, opening through to the library and open through to the kitchen.

KITCHEN Extensively fitted with a modern range of units under granite worktops with a sink inset. Appliances include a double Aga with dual hotplates, electric oven and microwave, tall fridge, dishwasher and four-ring hob, whilst the central island provides further storage and a breakfast bar.

UTILITY ROOM Fitted with a further range of units under a granite worktop and space for an American-style fridge freezer, wine cooler, washing machiene & tumble dryer.

BOOT ROOM With a door leading to the driveway and storage for coats and boots etc.

LIBRARY A charming room featuring extensively fitted bookshelves and a wood-burning stove, creating a cosy music and reading room, with doors opening to the inner garden and driveway.

DRAWING ROOM Located to the rear of the property and forming part of a more recent extension, this impressive triple-aspect room features a vaulted ceiling and oak-framed glazing overlooking the swimming pool and inner garden.

CLOAKROOM WC and washbasin.

REAR HALLWAY Featuring an airing cupboard and stairs rising to the first-floor store room.

MASTER BEDROOM A delightful room featuring a vaulted ceiling and French doors opening to the swimming pool, with extensively fitted wardrobes, in turn leading to the dressing room with wardrobes and walk-in closet.

JACK & JILL BATHROOM Fitted with a WC, washbasin and bath. Walk-in shower and heated towel rail.

BEDROOM 2 Another well-proportioned room which could be used as an additional dressing room to the master bedroom, creating a luxurious master suite, with picture window to the driveway.

CLOAKROOM Fitted with WC and washbasin.

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First Floor

LANDING The spacious landing features an airing cupboard and doors to.

BEDROOM 3 Double aspect with fitted wardrobes and outlook to the front.

EN-SUITE Stylishly equipped with a WC, washbasin, bath with shower over and a heated towel rail.

BEDROOM 4 With fitted wardrobes and a double-aspect outlook.

BEDROOM 5 Featuring a double wardrobe.

BATHROOM Stylishly fitted with a white WC, washbasin and roll-top bath with shower over.

Outside

The property is approached by a gravel driveway, providing parking for several vehicles and space for a garage, subject to the necessary consents. The gardens are divided into 3 areas, with an internal south-facing courtyard garden ideal for alfresco entertaining, with climbing roses and attractive brick herringbone paving. A storeroom houses the oil-fired central heating boiler.

Immediately to the rear of the property is another enclosed, partly walled garden enjoying a south-facing aspect, with a heated swimming pool and extensively paved dining and sunbathing terrace. Steps lead up to the principal garden, which is lawned, surrounded by a variety of mature beds and borders, trees and shrubs, including silver birch and apple, whilst incorporating a greenhouse, wood store and Wendy house. At the top of the garden is a detached purpose-built **home office / gym**, an excellent studio area enjoying views over countryside to the rear towards Dalham Mill. In all, about 0.41 of an acre.

SERVICES Oil fired central heating to radiators, underfloor heating downstairs. Mains water. Mains drainage. Mains electricity connected. Air source heat pump for the pool. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F. (£3,187.30 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick and rendered under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS forms.convert.recorders

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.



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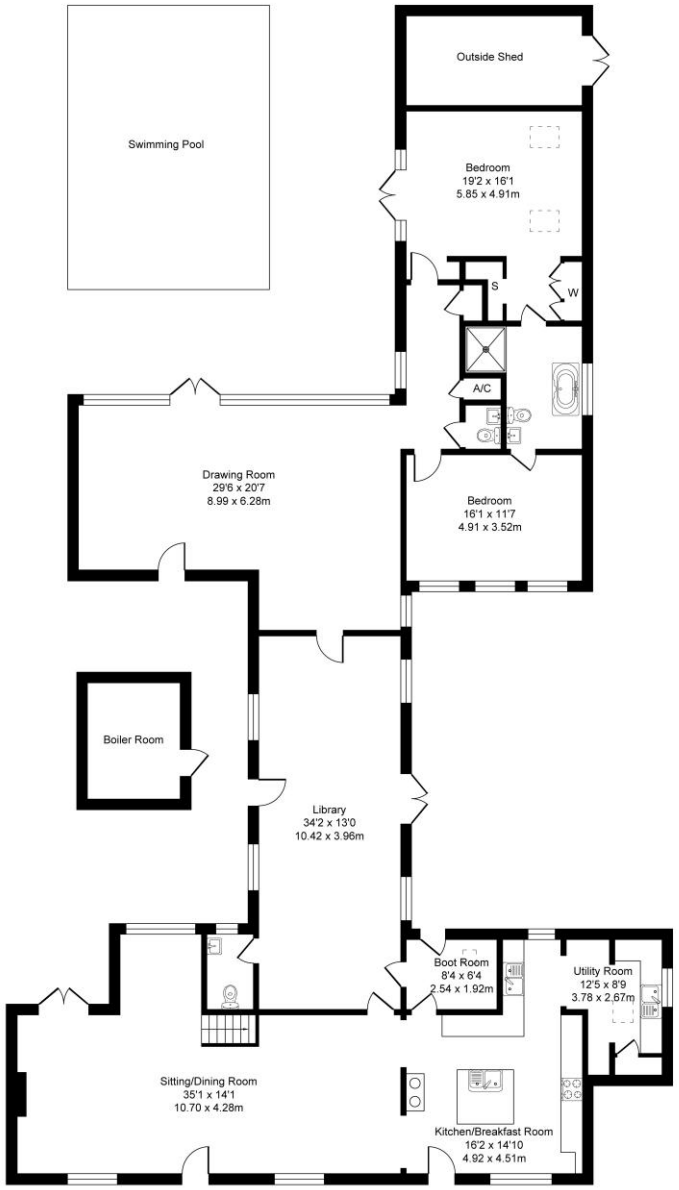
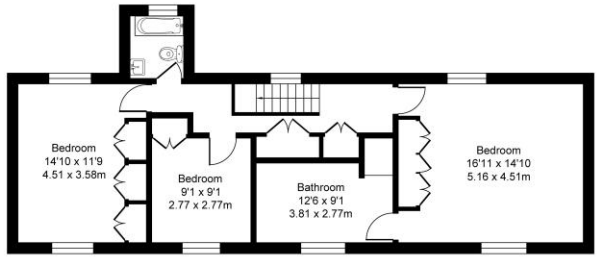
Ground Floor
Area: 243.1 m² ... 2618 ft²



First Floor
Area: 74.3 m² ... 801 ft²



Total Area: 317.4 m² ... 3419 ft²

All Measurements are approximate and for display purposes only







