



**1 Brookside,  
Moulton**

**DAVID  
BURR**



# 1 Brookside, Moulton, Newmarket, CB8 8SG

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world-renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

A charming two-bedroom cottage occupying an idyllic position beside the historic Packhorse Bridge in the heart of the picturesque village of Moulton. Full of character, the accommodation includes a cosy living room with exposed beams, log burner and open fireplace, kitchen/dining room, utility room, cloakroom/WC, two double bedrooms, bathroom and useful loft room. Outside is an enclosed westerly facing front garden, driveway and cart lodge, together with delightful views across the village.

## A charming two-bedroom cottage beside Packhorse Bridge in the heart of Moulton.

### Ground Floor

**KITCHEN / DINING ROOM** Accessed via a stable door, the kitchen/dining room is fitted with eye and base level storage units with wooden worktops over with an inset butler sink. There is an AGA and space for an electric cooker and plumbing for a dishwasher, with two windows to the side aspect providing natural light. The room also allows space for a dining table and chairs, making it a practical and sociable area.

**UTILITY ROOM** A useful additional room fitted with a stainless-steel sink and drainer, worktop surfaces and plumbing for a washing machine. There is a hot water cylinder, and a glazed door provides access to the cart lodge. The room is currently used as a home office and offers good flexibility.

**CLOAKROOM** Comprising a low-level WC and wash hand basin.

**LIVING ROOM** A triple aspect reception room with a good amount of character, including exposed beams, an open fireplace and a separate log burner. French doors open onto the rear garden, with understairs storage and stairs rising to the first floor.

### First Floor

**LANDING** First floor landing providing access to all bedrooms and bathrooms.

**BEDROOM 1** A double aspect bedroom with views over the Packhorse Bridge and village green. The room also benefits from wooden flooring.

**BEDROOM 2** A further double bedroom with views to the front aspect and wooden flooring. Stairs lead from here to the loft space above.

**BATHROOM** Fitted with an obscured window to the rear aspect and a suite comprising bath with glass shower screen and mixer shower over, together with a wash hand basin set into a vanity unit.

**LOFT ROOM** With a rear aspect skylight providing good natural light. The space includes a freestanding bath, wash hand basin, WC and bidet, along with storage within the eaves.

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## Outside

The property is approached via a driveway providing off-road parking and leading to a cart lodge. The garden is westerly facing and is enclosed by hedging, offering a good degree of privacy, and is mainly laid to lawn with planted shrub and flower borders. A paved patio provides space for outdoor seating, with further benefits including log storage and a garden shed.

**AGENT NOTE** The property experienced a minor flood event in 2023. No remedial works were required and the current owners have not experienced any subsequent issues obtaining buildings insurance.

**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** West Suffolk Council

**COUNCIL TAX BAND B.** (£1,736.50 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick and block with render, under a tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 79 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

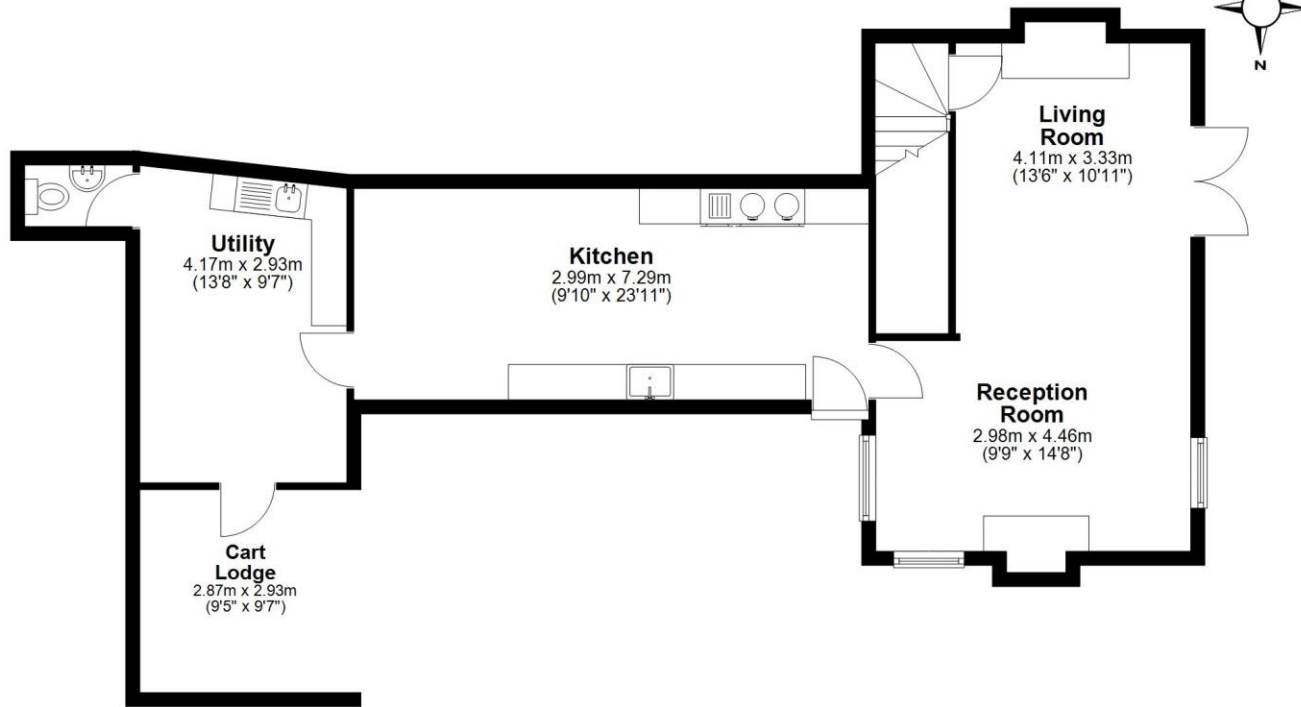
**WHAT3WORDS** sped.warrior.responds

**VIEWING** Strictly by prior appointment only through DAVID BURR.

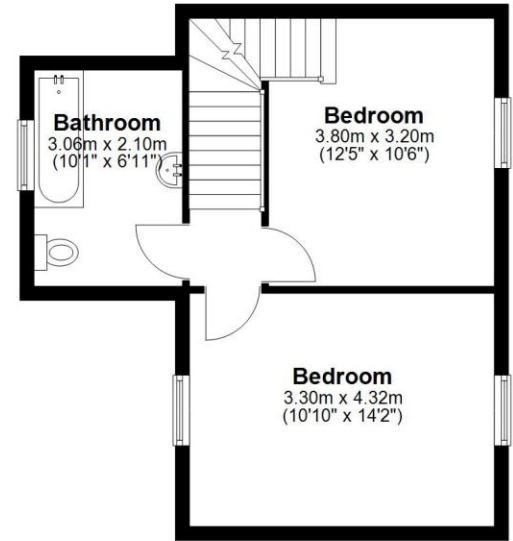
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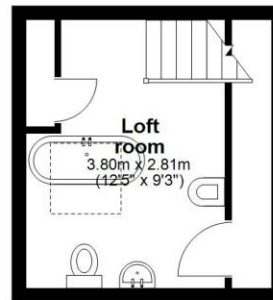
**Ground Floor**  
Approx. 77.3 sq. metres (831.8 sq. feet)



**First Floor**  
Approx. 37.8 sq. metres (406.8 sq. feet)



**Second Floor**  
Approx. 10.7 sq. metres (114.9 sq. feet)  
(excluding unnamed room)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

