

Mill Road

Ashley
Newmarket
CB8 9EE

Guide Price £575,000

Morris Armitage

Godolphin House, 2 The Avenue, Newmarket, Suffolk, CB8 9AA | 01638 560221 | www.morrisarmitage.co.uk







Welcome to Newmarket, Suffolk

A town where heritage, community, and modern living come together beautifully.

Newmarket is a thriving market town celebrated worldwide as the home of British horse racing, yet it offers far more than its equestrian fame. With a welcoming atmosphere, excellent amenities, and superb transport links, it's an ideal place for families, commuters, and singles seeking a balanced lifestyle.

A town full of character and convenience

Newmarket's bustling high street blends well-known retailers with independent boutiques, artisan stores, and practical everyday conveniences. From supermarkets and pharmacies to stylish homeware shops and local services, everything you need is close at hand.

Food lovers are well catered for. The town offers a wide selection of cafés, bakeries, and coffee shops perfect for relaxed mornings or remote working. Restaurants range from cosy gastropubs and traditional British dining to international cuisine, giving residents plenty of choice for evenings out.

A standout local gem, the Bedford Lodge Hotel & Spa provides luxury right on your doorstep. Whether enjoying fine dining, a weekend staycation, or a rejuvenating spa day, it's a serene retreat that adds a touch of indulgence to life in Newmarket.

A hub for leisure & lifestyle

Newmarket is synonymous with racing heritage. Residents can enjoy race days at the Rowley Mile and July Course, explore the National Horse Racing Museum, or simply appreciate the unique charm of watching thoroughbreds train on the gallops at sunrise.

The town offers beautiful parks, walking routes, and easy access to the surrounding Suffolk countryside—perfect for families, dog owners, and anyone who enjoys an active lifestyle.

A place to feel at home

With its blend of heritage charm, modern amenities, strong community spirit, and excellent connectivity, Newmarket offers an exceptional quality of life. It's a town where families grow, professionals thrive, and newcomers quickly feel at home.







Mill Road, Newmarket, CB8 9EE

Set within the heart of this picturesque and highly sought-after village, this exceptional family home occupies a beautifully proportioned plot surrounded by mature gardens, offering an enviable blend of space, and refined contemporary living.

Thoughtfully extended and well presented throughout, the property provides good size accommodation arranged over three impressive floors. At its heart lies a stunning open-plan kitchen and dining space, expertly refitted to create a sophisticated setting ideal for both everyday family life and entertaining.

The house was significantly extended and enhanced in 2010 and again in 2016, with the addition of a spacious master bedroom with en-suite, and fifth bedroom/study, large utility room, and stunning garden room with bifold doors that open onto the newly paved terrace.

Entrance Hallway
Spacious entrance hall with engineered oak flooring. Doors leading to living room, cloak room and kitchen/dining room. Double understairs cupboard. Stairs leading to first floor.

Cloak Room
Fitted with wall mounted hand basin and low level WC. Engineered oak flooring continuing from entrance. Front facing obscured window. Door to the entrance hall.

Integral Garage
16'7" x 9'8"
With up and over door leading to driveway. Door leading to utility room.

Kitchen/Dining Room
22'5" x 11'8"
Stunning open plan refitted kitchen with eye and base level cupboards with wood worktops over with modern tiled splash back. Generous dining/breakfast area with alcove. Integrated eye level, double oven. Inset induction hob with chimney style extractor hood over. Ceramic inset sink and drainer with mixer tap over. Space for dishwasher. Window to the rear aspect. Radiator. Doors leading to entrance hall, utility room and opening to family room.

Utility Room
12'3" 8'4"
Fitted with modern eye and base level storage cupboards with wood worktops over. Stainless steel sink and drainer with mixer tap over. Space for tall fridge/freezer, undercounter fridge, washing machine and tumble dryer. Window and door to the rear aspect leading to rear garden. LVT flooring. Velux window. Radiator. programmable cat flap. Doors leading to garage and kitchen/dining room.

Family Room
15'4" x 11'3"
Delightful family space. Velux windows. LVT flooring. With bifold doors leading to patio area. Window to the rear.

Living Room
12'9" x 11'8"
Fitted with wood burner and slate hearth surrounding. Radiator. Window to the front aspect. Engineered oak flooring. Door leading to entrance hall.

First Floor Landing
With all doors leading to bedrooms and family bathroom.

Bedroom 2
12'11" x 11'9"
Spacious double bedroom. Window to the rear aspect. Radiator. Door leading to landing.

Bedroom 3
12'6" x 11'9"
Double bedroom with built-in bespoke triple wardrobe. Window to the front aspect. Radiator. Door leading to landing.

Bedroom 4
11'8" x 11'8"
Well proportioned room. Window to the rear aspect. Radiator. Door leading to landing.

Family Bathroom
Comprising of low level WC, wall mounted handbasin, paneled bath with shower over. Tiled to wet areas. LVT flooring. Obscured window to the front aspect. Door leading to landing.

Second Floor Landing
With doors leading to Master bedroom, bedroom 5 and airing cupboard. Velux window.

Master Bedroom
18'7" x 14'7"
Spacious Master bedroom with Velux window to front aspect, large window to rear aspect, with superb views to garden and paddocks.

En Suite
Modern white suite comprising low level WC, wall mounted hand basin with built-in storage below and shower cubicle. Tiled to wet areas. Velux window.

Bedroom 5
8'5" x 7'10"
Window to the rear aspect. Radiator. Door leading to landing.

Outside - Front
Gravelled driveway leading to garage, landscaped paving to front door with storm porch over. Well maintained lawn area. Established hedging. Podpoint charger for EV. Side access to the rear.

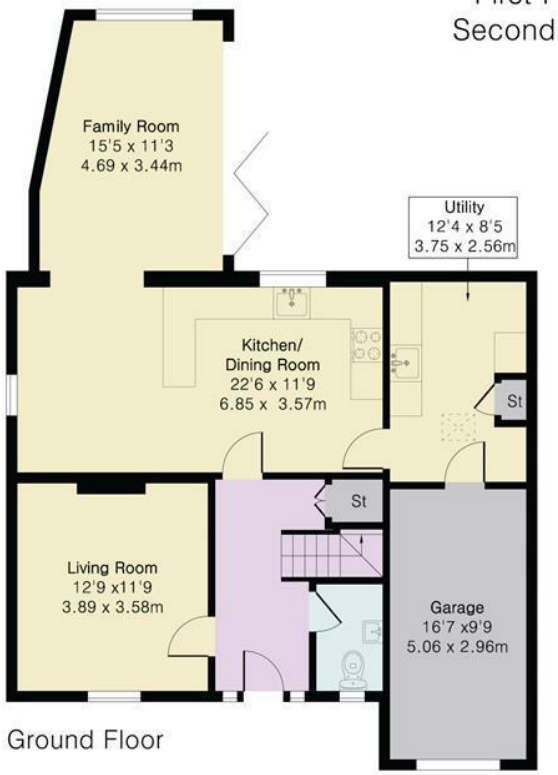
Outside - Rear
Mainly laid to a well maintained lawn with a patio area to the rear of the house with bifold doors leading to the family room. Bordered with a variety of established flower, shrub and tree planting with established apple, plum and pear trees. Generous garden shed with fitted shelving and storage/workbench areas. Pizza oven. Side access to the front driveway.

PROPERTY INFORMATION
EPC - TBC
Tenure - Freehold
Council Tax Band - D
Property Type - Link Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 180 sqm
Parking – Driveway and integral garage
There is additional boarded loft/eaves storage, as well as boarded garage roof storage,
Electric Supply - Mains and 12 x PV roof panels with solar inverter and 15 kWh battery storage installed 2024.
The house battery and solar system includes a battery backup capability which supplies the ground floor circuits during mains power outages.
Water Supply – Mains
Sewerage - Mains
Heating sources - Air source heat pump
Broadband Connected - YES
The house is fitted with structured CAT5 network cabling with network/data points to most rooms,
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

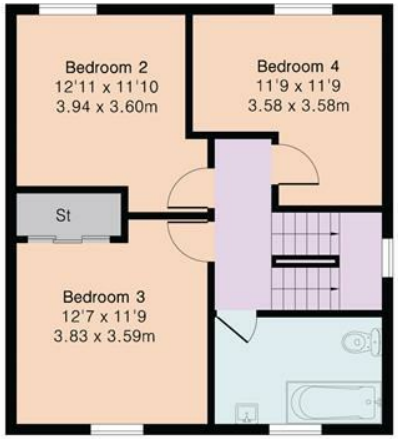
Location
Ashley is within the catchment area for Cheveley Primary school and Bottisham Village College, and currently free bus transport is provided to the latter.

Ashley is a charming and picturesque village located on the Suffolk border, just 4 miles southeast of Newmarket. Set in a peaceful and welcoming environment, it offers a perfect blend of natural beauty and community spirit. The village features a Church, pond, a newly extended local shop, village pavilion which often hosts a range of sporting and cultural societies, for example art classes, yoga, and quiz nights. A family park with a large playing field and The Old Plough, a Racecourse favourite established in 1987. Ashley is a delightful village where both residents and visitors can enjoy a relaxed and friendly atmosphere.

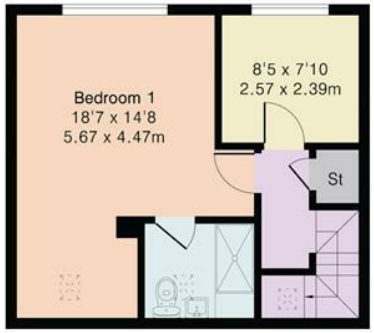
Approximate Gross Internal Area 1948 sq ft - 180 sq m
(Including Garage)
Ground Floor Area 992 sq ft – 92 sq m
First Floor Area 565 sq ft – 52 sq m
Second Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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