



Fawns Cottage
Kirtling, Newmarket, Suffolk

**DAVID
BURR**



Fawns Cottage, Mill Road, Kirtling, Newmarket, Suffolk CB8 9HJ

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. Set approximately 5 miles from Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham and Newmarket.

This charming detached Grade II Listed cottage is situated in a quiet rural location surrounded by open countryside. The property has been thoughtfully extended over the years to create a spacious and characterful home enjoying the benefit of no immediate neighbours and is set within 2.2 acres with a double garage, extensive parking and a useful detached studio offering the potential for a variety of uses. In all about 2.2 acres.

A spacious detached Grade II Listed property set within 2.2 acres surrounded by open countryside.

Ground Floor

ENTRANCE HALL: A lovely light hallway with tiled floor and stairs rising to the first floor.

SITTING ROOM: A charming double aspect room featuring an inglenook fireplace with wood burning stove, exposed beams and stairs rising to the first floor.

DINING ROOM: Another charming room featuring tiled flooring and exposed beams, French doors opening to the garden and open-plan through to the:

KITCHEN: Extensively fitted with a stylish range of units under granite worktops with a double sink inset. Appliances include a Rangemaster range cooker with four-ring induction hob, plumbing for a dishwasher and space for an American style fridge/freezer, whilst a central preparation island provides further storage.

FAMILY ROOM: A delightful triple aspect room with vaulted ceiling and exposed beams.

STUDY: Another characterful room, enjoying a double aspect with brick flooring, inglenook fireplace and exposed beams. Stairs rising to the first floor and French doors opening to the rear.

BATHROOM: Stylishly fitted with a white WC, wash basin, freestanding bath, tiled shower cubicle and a heated towel rail.

FRONT LOBBY: With brick herringbone flooring and exposed beams.

UTILITY ROOM: Fitted with storage units, plumbing for a washing machine and space for a tumble dryer and fridge/freezer. Door leading to the rear.

PREP ROOM: With WC, wash basin and tiled walk-in shower.

First Floor

The property enjoys three staircases leading to the first floor.

BEDROOM 1: Double aspect, with exposed beams and outlook to the rear.

DRESSING ROOM/BEDROOM 2: Double aspect with outlook to the front and exposed beams. **En-Suite** With WC, wash basin and tiled shower cubicle.

BEDROOM 3: With outlook to the front, exposed beams, two cupboards and stairs leading down to the **Sitting Room**.

BEDROOM 4: Double aspect with outlook to the rear, exposed beams, storage cupboard and wardrobe.

BEDROOM 5: With outlook to the front, exposed beams and storage cupboard.

Fawns Cottage, Mill Road, Kirtling, Newmarket, Suffolk CB8 9HJ

Outside

The property sits in a quiet location with no immediate neighbours, surrounded by open countryside and is approached by five bar gates opening onto a gravel driveway providing parking and turning for several vehicles, leading to the **DOUBLE GARAGE** with storage room above. The rear gardens are an asset to the property with a paved terrace opening to the lawn, bordered by mature rose beds and box hedging interspersed with a variety of mature trees including Walnut, Horse Chestnut and Silver Birches. There is a large enclosed copse currently used as a chicken run and gates leading to the wildflower meadow of further potential use as a pony paddock. To the south side of the property is a delightful enclosed Mediterranean style courtyard, ideal for entertaining with climbing roses and external lights which in turn lead to the **DETACHED STUDIO** currently used as a music room with the potential for a variety of different uses with stairs leading up to a first floor **STORE ROOM**.

In all about 2.2 acres.

Material Information

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick and timber construction.

SERVICES: Main water and domestic treatment plant. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: G. £3,774.85 per annum.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes.

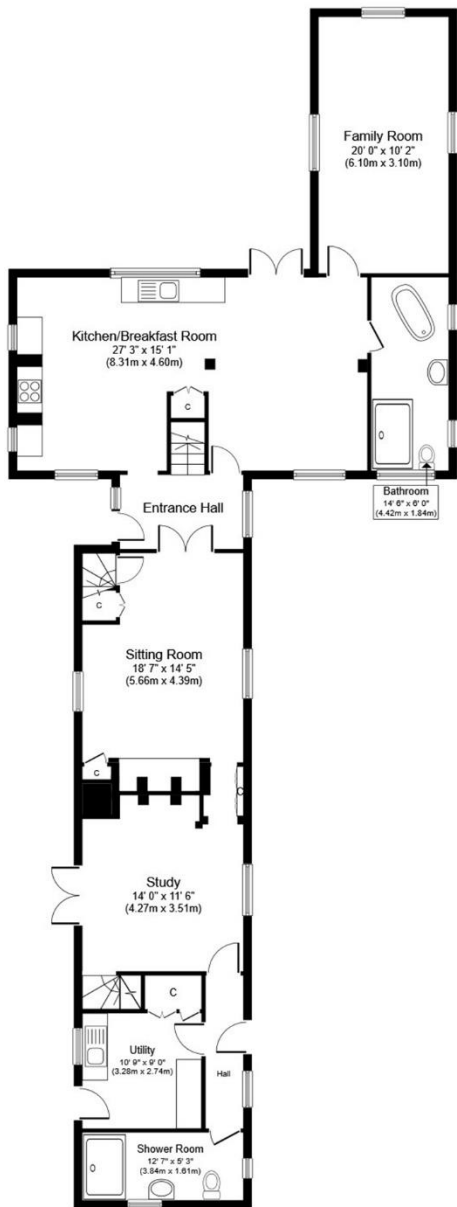
VIEWING: Strictly by prior appointment only through DAVID BURR.

WHAT3WORDS: observer.ounce.helpfully

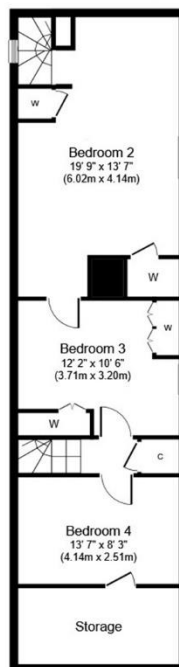
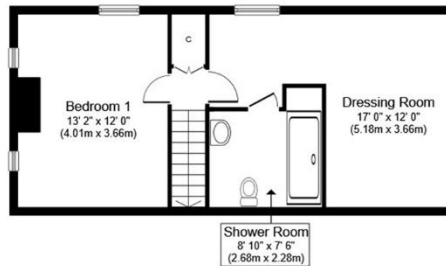
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



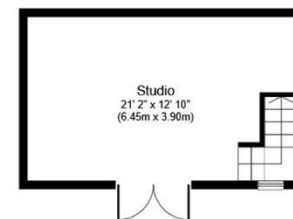




Ground Floor
Approximate Floor Area
1,415 sq. ft.
(131.4 sq. m.)



First Floor
Approximate Floor Area
1,144 sq. ft.
(106.3 sq. m.)



Outbuilding
Approximate Floor Area
271 sq. ft.
(25.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



