



**Beaufort House,
Cowlinge**

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Beaufort House, Queen Street, Cowlinge, CB8 9QB

Cowlinge is a delightful village situated approximately 9 miles south east from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

The substantial 2,635 sq ft detached property is situated in a quiet village location convenient for local amenities. The property offers a spacious and flexible layout with the potential to create a self-contained annex, and sits within large mature gardens incorporating ample parking, a double garage, and a detached summer house/studio. In all about 0.54 of an acre.

A substantial 2,630 sq ft detached house offering annex potential set within 0.54 of an acre.

Ground Floor

ENTRANCE HALL Opening into the inner hallway with stairs rising to the first floor with a cupboard under.

SITTING ROOM An impressive, triple aspect room, featuring a wood burning stove, and sliding doors overlooking the rear garden.

DINING ROOM Outlook to the rear.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under wood effect worktops with a stainless-steel sink and drainer inset. Appliances include a Rangemaster double oven with five ring electric hob and hood, integrated dish washer, and space for a fridge freezer.

GARDEN ROOM A lovely light room overlooking the rear garden with built in cupboards, under worktops with a sink and drainer inset, plumbing for a washing machine, space for a tumble dryer, and french doors opening to the rear.

STUDY/BEDROOM FOUR Outlook to the side.

CLOAKROOM W/C and wash basin.

SNUG A well-proportioned room, with built in cupboards and wash basin, and an opening through to the guest annex/games room.

GUEST ANNEX/GAMES ROOM A flexible room which is ideally suited to create an annex, with stairs rising to the first floor, and glazed doors opening to the front aspect.

First Floor

LANDING Spacious landing with airing cupboard

BEDROOM 1 With fitted wardrobes and outlook over the garden.

EN SUITE Fitted with a W/C, wash basin, and tiled shower cubicle.

BEDROOM 2 With fitted wardrobes and outlook through the rear.

BATHROOM Tastefully fitted with a W/C, wash basin, bath with shower attachment, tiled shower cubicle, heated towel rail, and extensively tiled walls and floor.

BEDROOM 3 Accessed via separate staircase, a double bedroom with storage in the eaves, and outlook over the garden.

EN SUITE Fitted with a W/C, wash basin, tiled shower cubicle, and heated towel rail.

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Outside

The property is situated in a quiet location, approached by double gates opening onto a gravel drive way, providing parking and turning for several vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected, and electric roller door. The gardens are an asset to the property, enjoying a South Westerly aspect, and are predominantly lawned and interspersed with a variety of mature trees and shrubs, and rose beds. There are a variety of paved seating and dining areas affording a great deal of privacy, one flanking the pond with a pretty Monet bridge over.

To the rear of the property is another private seating area, and there is a useful variety of out-buildings including a delightful **SUMMER HOUSE/STUDIO** with lighting and power connected, two green houses and various storage sheds.

In all about 0.54 of an acre.

SERVICES Oil fired central heating to radiators and underfloor heating in the bathroom. 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 F. (£3,247.21 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

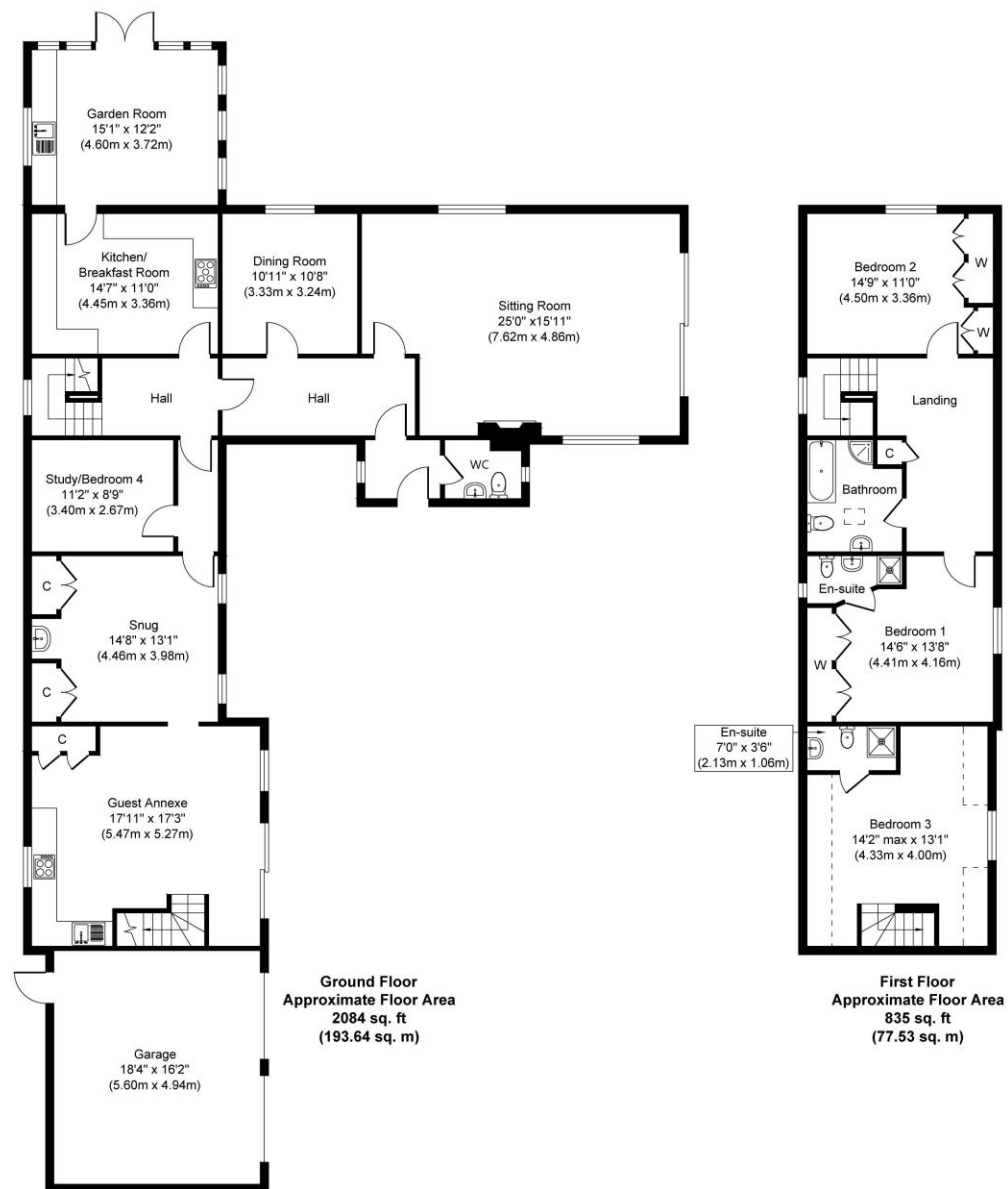
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS painter.marmalade.foreheads

VIEWING Strictly by prior appointment only through DAVID BURR.

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