

DAVID  
BURR



Brookside

Denston, Newmarket, Suffolk

# Brookside

Lower Green, Denston, Newmarket Suffolk

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This charming unlisted detached period cottage is situated in one of the areas' most sought after villages backing onto meadows. The property, which has undergone an extensive renovation programme, has retained many period features with exposed timbers and inglenook fireplaces and sits within large mature gardens with off-road parking and a garage. In all about 0.4 acres.



- A charming unlisted period detached cottage
- Situated in one of the area's most sought after villages
- Backing onto meadows
- Recent extensive renovation programme
- Period features to include exposed timbers and inglenook fireplaces
- Large mature gardens
- Off-road parking
- Garage
- In all about 0.4 acres

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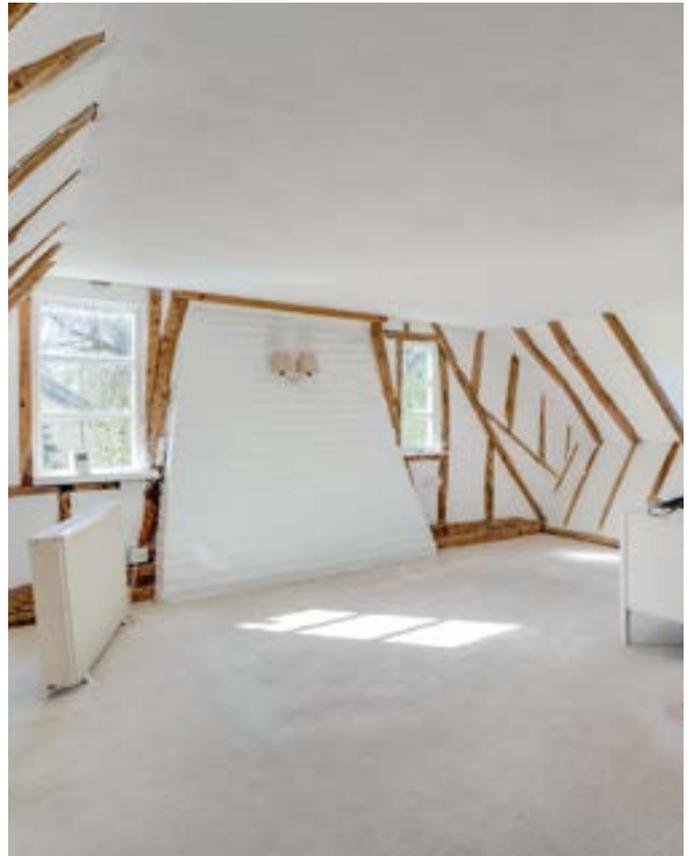
Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



## INTERIOR

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**DINING ROOM** Of double aspect and featuring an inglenook fireplace, exposed beams and door leading to the front. **DRAWING ROOM** A lovely light triple aspect room featuring an inglenook fireplace with brick hearth and oak bressumer, brick flooring and exposed beams. Open studwork leads through to the **SITTING ROOM** A charming double aspect room with impressive inglenook fireplace, exposed beams and stairs rising to the first floor with a cupboard under. **GARDEN ROOM** With exposed beams and French doors opening to the rear. **KITCHEN/BREAKFAST ROOM** Located to the rear of the property with doors opening to the gardens, extensively fitted with a range of units under tiled worktops with a double stainless steel sink and drainer inset. **UTILITY ROOM** Also with units under worktops with a stainless steel sink and drainer, plumbing for a washing machine and dishwasher. **CLOAKROOM** WC and wash hand basin.



## EXTERIOR

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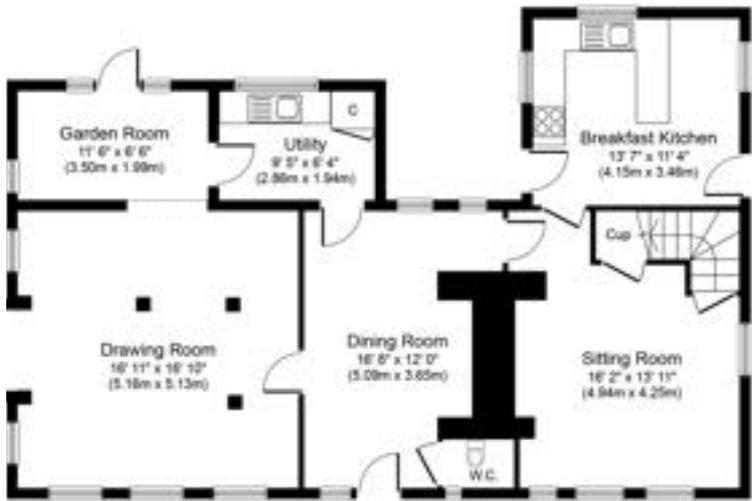
The property is situated in a quiet village location approached via a parking area leading to the **GARAGE** with lean-to car port to the side. The gardens surround the property and are predominantly lawned, enjoying a south westerly aspect surrounded by mature trees including horse chestnut and apple affording a great deal of privacy. To the rear is a paved seating area overlooking the brook and adjacent meadowland with a bridge leading across to the brook to a further lawned area.



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# Floorplan



**Ground Floor**  
Approximate Floor Area  
1,044 sq. ft.  
(97.0 sq. m.)



**First Floor**  
Approximate Floor Area  
883 sq. ft.  
(82.0 sq. m.)

All 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. 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.

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Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

# Denston, Suffolk

Denston is a picturesque village just 3 miles from the village of Wickhambrook where there can be found a petrol garage, shop and doctors surgery just 8 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Stansted Airport is 40 minutes and Cambridge is 35 minutes.



## Material Information

**SERVICES:** Mains water and mains drainage. Mains electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** F. £3,090.55 per annum.

**CONSTRUCTION TYPE:** Wood frame.

**PROPERTY POSTCODE:** CB8 8PN

**TENURE:** Freehold.

**COMMUNICATION SERVICES:** (Source Ofcom):  
Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

**SUBSIDENCE HISTORY:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None.

**FLOOD RISK:** None.

**ACCESSIBILITY ADAPTIONS:** None.

**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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**Bury St Edmunds**  
01284 725525  
[bury@davidburr.co.uk](mailto:bury@davidburr.co.uk)

**Holiday lets**  
01787 888698  
[support@davidburrholidaylets.co.uk](mailto:support@davidburrholidaylets.co.uk)

**Newmarket**  
01638 669035  
[newmarket@davidburr.co.uk](mailto:newmarket@davidburr.co.uk)

**Castle Hedingham**  
01787 463404  
[hedingham@davidburr.co.uk](mailto:hedingham@davidburr.co.uk)

**Leavenheath**  
01206 263007  
[leavenheath@davidburr.co.uk](mailto:leavenheath@davidburr.co.uk)

**Woolpit**  
01359 245245  
[woolpit@davidburr.co.uk](mailto:woolpit@davidburr.co.uk)

**Clare**  
01787 277811  
[clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

**Long Melford**  
01787 883144  
[melford@davidburr.co.uk](mailto:melford@davidburr.co.uk)

**London SW1**  
0207 839 0888  
[london@davidburr.co.uk](mailto:london@davidburr.co.uk)

[davidburr.co.uk](http://davidburr.co.uk)