



DAVID
BURR

**The Thatches, London Road
Newmarket**



The Thatches, 19 London Road, Newmarket, CB8 0TR

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This substantial detached 3,529 sq. ft Grade II listed country home is situated in a rural location just a few minutes from Newmarket and convenient for Cambridge. The property offers a charming combination of period features and modern finishes and is set within outstanding grounds measuring 4.2 acres, incorporating a superb stable yard with large open-sided barn, double cart lodge, and extensive storage. In all about 4.2 acres.

A stunning period home set within 4.2 acres, with a range of useful outbuildings, stables, and paddocks.

Ground Floor

DRAWING ROOM An impressive light, double-aspect room with French doors opening to the rear gardens. Opening through to:

SNUG A charming double-aspect room featuring an attractive inglenook fireplace with wood-burning stove and outlook over the rear garden.

STUDY A lovely room featuring an inglenook fireplace with oak bressummer and leaded light window to the front aspect.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under granite worktops, with a double sink inset. Appliances include an integrated dishwasher, water softener, and range cooker with 6-ring electric hob, microwave, and space for an American-style fridge freezer and wine cooler. The kitchen opens through to the breakfast room, featuring a built-in dresser and an attractive brick-built fireplace with wood-burning stove, opening through to the:

DINING ROOM A lovely light room featuring tiled flooring, French doors opening to the garden, and a large roof light. Open plan through to the:

SITTING ROOM The hub of the home, with French doors overlooking the rear garden, electric feature fireplace, and large roof light.

LOBBY / BOOT ROOM A useful storage space leading to the side aspect.

UTILITY ROOM Fitted with a range of units under worktops complete with Belfast sink, with plumbing for a washing machine, space for a tumble dryer, boiler serving radiators, and a storage cupboard.

CLOAKROOM With WC and storage.

REAR HALL With stairs rising to the first floor, in turn leading to:

STUDY/BEDROOM 4 A charming double-aspect room featuring a brick fireplace and rear lobby opening to the garden.

SHOWER ROOM Fitted with a WC, wash basin, tiled shower cubicle, and brick flooring

First Floor

The first floor is accessed via two separate staircases, with the principal landing leading to the:

MASTER BEDROOM An impressive double-aspect, vaulted room enjoying panoramic views over the rear gardens.

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DRESSING ROOM With built-in oak wardrobes, exposed brick fireplace, and storage cupboard.

ENSUITE Featuring twin wash basins, WC, free-standing roll-top bath with ball and claw feet, exposed beams, and brickwork.

BEDROOM 2 A spacious double-aspect room with exposed beams, built-in cupboards and drawers, and views over the rear garden.

BATHROOM Fitted with a WC, wash basin, bath with shower over, and a heated towel rail. Secondary staircase leads to:

BEDROOM 3 Presented as a separate guest suite comprising a spacious double bedroom with exposed floorboards and beams, fitted wardrobes, and views over the rear garden.

BATHROOM Fitted with WC, wash basin, bath with shower over, and a double storage cupboard.

Outside

The property is approached by electric double gates opening onto an in-and-out carriage driveway, providing parking and turning for several vehicles. This, in turn, leading to the **STABLE YARD, OUTBUILDINGS, and PADDOCKS**. Formal gardens surround the property, with a pretty front garden set behind a manicured hedge line. The rear gardens enjoy an extensive dining terrace leading up to the lawn, which features a variety of trees and shrubs, along with a large carp pond, **SUMMER HOUSE**, and **GREENHOUSE**.

Beyond the gardens are well-maintained paddocks set within post-and-rail fencing, surrounded by a walkway incorporating a woodland walk, chicken coop, and open-sided storage barn. The **STABLE YARD** is a significant asset to the property, having been expertly designed and constructed by the current owner, and includes the following: **OPEN-SIDED STORAGE BARN, STABLE BARN FEATURING SIX LOOSE BOXES** all with light and power, **FIVE ADDITIONAL STABLES, STORE ROOM, HAY BARN** and **CARPORT** with light and power connected, offering potential for conversion into a variety of different uses or an annexe, subject to the necessary planning consents (which previously had been obtained, but has now expired). **In all, about 4.2 acres.**

Material Information

SERVICES: Main water. Private drainage. Main electricity connected. Oil-fired heating to radiators, underfloor heating in the dining room. **NOTE:** None of these services have been tested by the agent.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame construction with thatch roof.

LOCAL AUTHORITY: East Cambridgeshire District Council.

COUNCIL TAX BAND: G

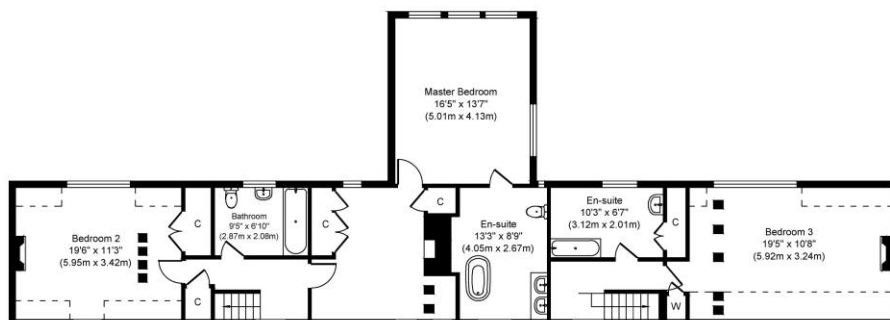
EPC RATING: Exempt due to listed status.

COMMUNICATION SERVICES (source Ofcom): Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Likely with all major providers.

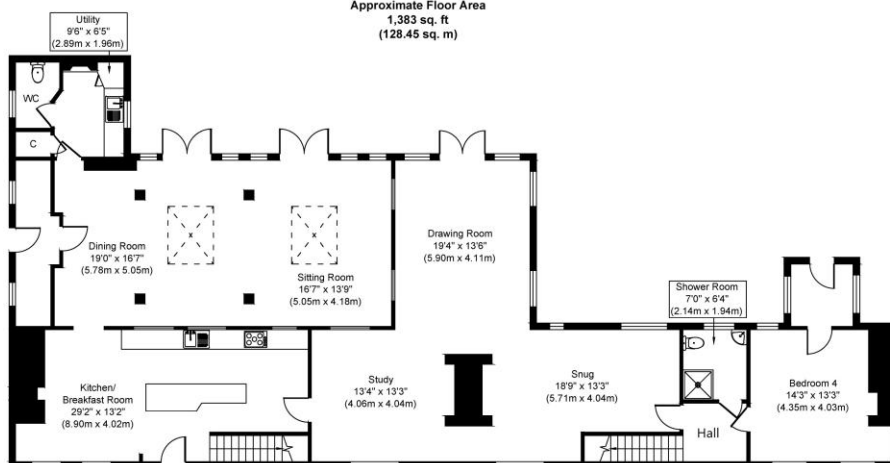
WHAT3WORDS: backup.computers.wounds

VIEWING: Strictly by prior appointment only through DAVID BURR.

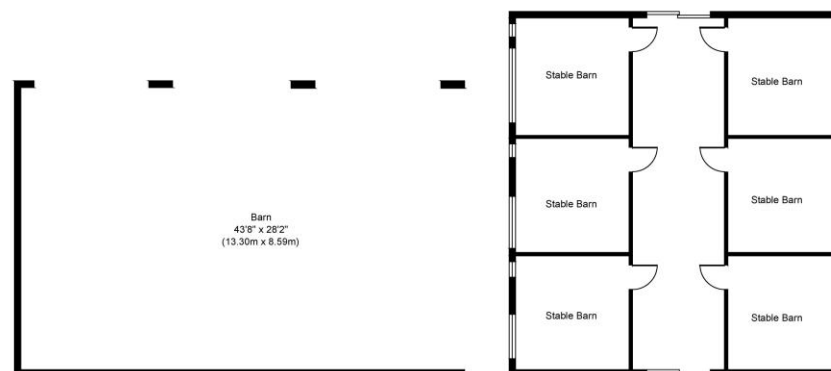
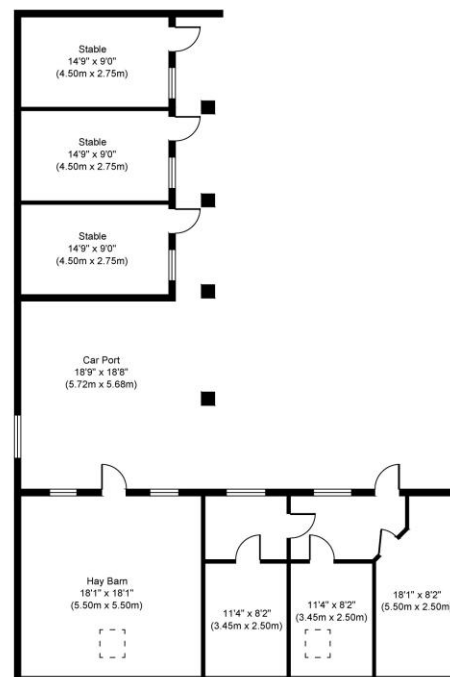
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First Floor
Approximate Floor Area
1,383 sq. ft
(128.45 sq. m)



Ground Floor
Approximate Floor Area
2,146 sq. ft
(199.33 sq. m)



Outbuilding
Approximate Floor Area
3,582 sq. ft
(332.73 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.

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