



7 Hill Farm View
Dullingham, Cambridgeshire

DAVID
BURR



7 Hill Farm View, Dullingham, Cambridgeshire, CB8 9FF

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles and the M11 16 miles.

Extended by the current owners, this beautifully appointed, 2,800 sq. ft home offers generous living space with comfort and quality throughout. At its heart is a stunning open-plan kitchen/dining/family room — perfect for modern living and entertaining — complemented by two additional reception rooms ideal for work or relaxation. Upstairs features five bedrooms, including two with ensuite bathrooms and master enjoying far-reaching countryside views. Outside, a wraparound landscaped garden sets the scene for outdoor enjoyment, complete with a double garage, swim spa, and infrared sauna.

An exceptional 2,800 sq. ft family home set on a generous 0.4-acre plot in an exclusive development, extended and upgraded to the highest standard with luxury features throughout.

Ground Floor

ENTRANCE HALL Entered via a glazed front door into a vaulted space with a galleried landing above. Finished with a stone floor and underfloor heating, the hall also includes useful understairs storage, a separate plant cupboard, and stairs rising to the first floor. Doors leading to:

SITTING ROOM A triple-aspect room accessed via double doors, featuring bi-fold doors that open onto the rear terrace — perfect for indoor-outdoor living. Finished with wood flooring, an inset wood-burning stove and window shutters adding both style and privacy.

STUDY Currently used as a ground floor bedroom is this versatile space. With doors leading to the rear gardens.

KITCHEN/DINING/FAMILY ROOM The true heart of the home — thoughtfully extended to create a stunning open-plan space ideal for modern living. The kitchen is fitted with an extensive range of base and matching wall units, including two pull-out pantry cupboards. A double-width island takes centre stage, topped with quartz worktops and featuring an inset induction hob with integrated downdraft extractor, all under statement Tom Dixon lighting. Integrated appliances include an electric oven, combi oven, dishwasher, full-size wine fridge, and a bin drawer. This triple-aspect space benefits from both double doors and bi-fold doors opening out to the garden, as well as a cosy log burner and a fitted air conditioning unit for year-round comfort.

CLOAKROOM Fitted with WC and hand wash basin with storage below.

UTILITY ROOM Fitted with a range of base and wall units topped with worktops, this functional space includes an inset sink with mixer tap, along with plumbing and space for both a washing machine and tumble dryer. A door provides direct access to the rear garden.

First Floor

GALLERIED LANDING With glass balustrade, loft access and doors leading to:

MASTER BEDROOM A stunning primary suite featuring a vaulted glass gable end with Juliet balcony, flooding the space with natural light and offering picturesque views. The room includes a dedicated dressing area with full-height fitted wardrobes, Tom Dixon pendant lighting, an air conditioning unit, and a door leading to a luxurious **ENSUITE**. The space is fully tiled and includes a walk-in shower with rainfall attachment, WC, hand wash basin, and a heated towel rail.

BEDROOM 2 A double aspect space with full height fitted wardrobes and an air conditioning unit. Door leading to the **ENSUITE** which is tiled and includes a walk-in shower with rainfall attachment, WC, hand wash basin, and a heated towel rail. Velux window to the front aspect.

BEDROOM 3 Spacious double with full height fitted wardrobes and a window to the side aspect.

BEDROOM 4 Spacious double with full height fitted wardrobes and a window to the side aspect.

BEDROOM 5 A versatile space currently used as a study. With window to the rear.

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FAMILY BATHROOM A luxurious, fully tiled bathroom featuring a bathtub with shower over, WC, hand wash basin, and a heated towel rail. A window to the front aspect, fitted with shutters, provides natural light while maintaining privacy.

Outside

The property sits on a beautifully landscaped plot of approximately 0.4 acres and is approached via a shingle driveway, offering ample parking and leading to a **DOUBLE GARAGE** with power, lighting, and an electric up-and-over door. A side gate beside the garden shed provides access to the rear garden. Designed for both relaxation and entertaining, the gardens are a true highlight. A porcelain-paved terrace off the sitting room offers the perfect spot for alfresco dining, while a second paved area off the kitchen is ideal for morning coffee or evening drinks. A composite decking area features a fitted SwimSpa and leads to an infrared sauna and outdoor shower, adding to the luxurious feel of the space. The garden is framed by mature shrubs, raised beds, and an array of plants and trees that provide year-round interest. To the rear, the property backs onto open fields, offering uninterrupted countryside views and a wonderful sense of privacy and peace.

Material Information

SERVICES Air source central heating to underfloor heating on the ground floor and radiators to the first floor. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F.

TENURE Freehold.

WHAT3WORDS stones.pupils.makeovers

EPC Band B.

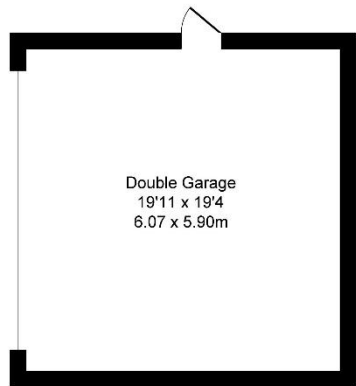
VIEWING by prior appointment only through David Burr estate agents.

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.



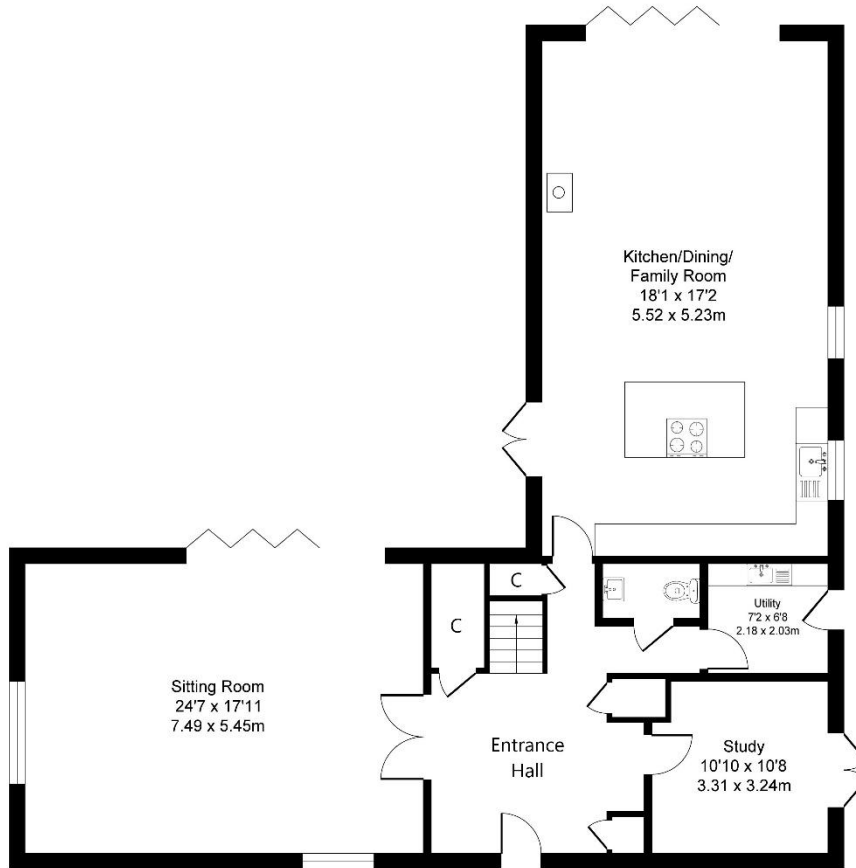
Garage

Area: 35.8 m² ... 385 ft²



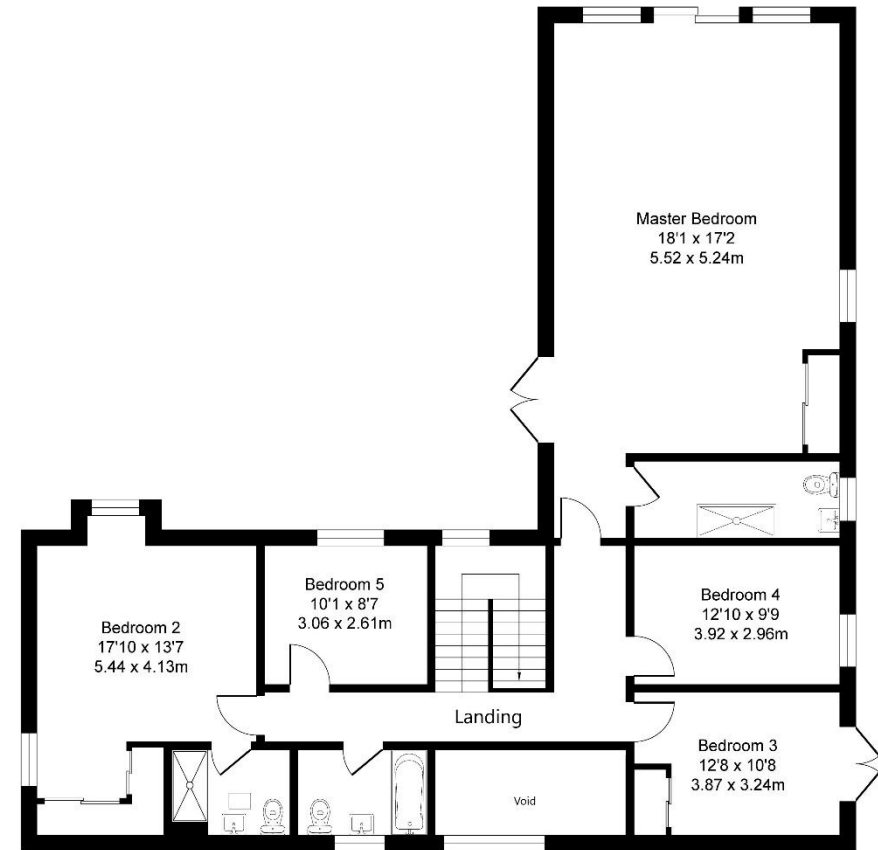
Ground Floor

Area: 131.9 m² ... 1420 ft²



First Floor

Area: 131.6 m² ... 1417 ft²



Total Area: 299.3 m² ... 3222 ft²

All Measurements are approximate and for display purposes only





