

pocock & shaw

Residential sales, lettings & management





121 Stetchworth Road  
Dullingham,  
Newmarket, CB8 9UH

Poised on the cusp of the much sought after villages of Stetchworth & Dullingham with far reaching views to the front over paddocks a handsome & substantial detached 6 bedroom, 4 reception room family house.

No Chain. Early viewing highly recommended.

Guide Price: £600,000



Dullingham lies amidst undulating countryside, it is approximately four miles south of Newmarket and twelve miles east of the University City of Cambridge. Together with the village of Stetchworth there is a good range of local facilities including a highly regarded primary school and the "Ellesmere Centre" where there is a morning shop and post office, range of sports facilities including squash and tennis courts. Unusually for this size of village Dullingham can boast its own railway station with connections to Newmarket and Cambridge which in turn links to London. There are also excellent links with the A14 and A11 dual carriageways which interconnect with many of the region's principal centres.

Situated right on the border between the desirable villages of Dullingham and Stetchworth and only a stone's throw from the highly regarded "Kettlefields" primary school, this distinguished home boasts characterful and extensive accommodation that is set over three floors and extends to over 2,500 sq. ft.

The accommodation is bright and spacious with tall ceilings and many exposed wooden floors. It has a fresh and neutral interior design, plus it offers a high degree of living flexibility.

Enter the house via a central hallway with cloakroom off and double doors lead to a delightful snug or music room which in turn leads to a very large sitting room, with wooden floors, fireplace and French doors to the garden. On the other side of the house and again off the reception hall you walk through a family room and then to a dining room which opens up to a modern refitted kitchen. Beyond and to the rear of the kitchen is a rear hall/boot room/utility room with doors to the garden, side and garage. Beyond and through the garage is a workshop/boiler room and then a versatile room which could be either used as a home office or work room.

On the first floor there are 5 bedrooms, 3 of which enjoy south easterly far reaching views over paddocks and open countryside. The master bedroom is double aspect and has an en-suite shower room to the rear. The family bathroom is located at the end of the hall and also has a door to bedroom 5.

The third floor could be ideal for teenagers. The 6<sup>th</sup> bedroom has the best view of the house, again over paddocks, its own en-suite bathroom with a separate shower and dressing room.

Outside the garden is laid to lawn with conifer hedging, part hedge and fencing to the front with garden gate and path to the front door. There is a drive to the side of the house (not owned by this property) and this house has a vehicular right of way to cross, leading to a shingle parking area and garage.

This fine, distinguished property is being offered for sale with no onward chain. This is the perfect opportunity to purchase a wonderful home that could be enhanced and adapted to suit a wide variety of needs and desires.

The property is heated via an oil fired radiator heating system. EPC: F

### Services

Mains water, drainage and electricity are connected.

**Council Tax Band: D** East Cambridgeshire District Council

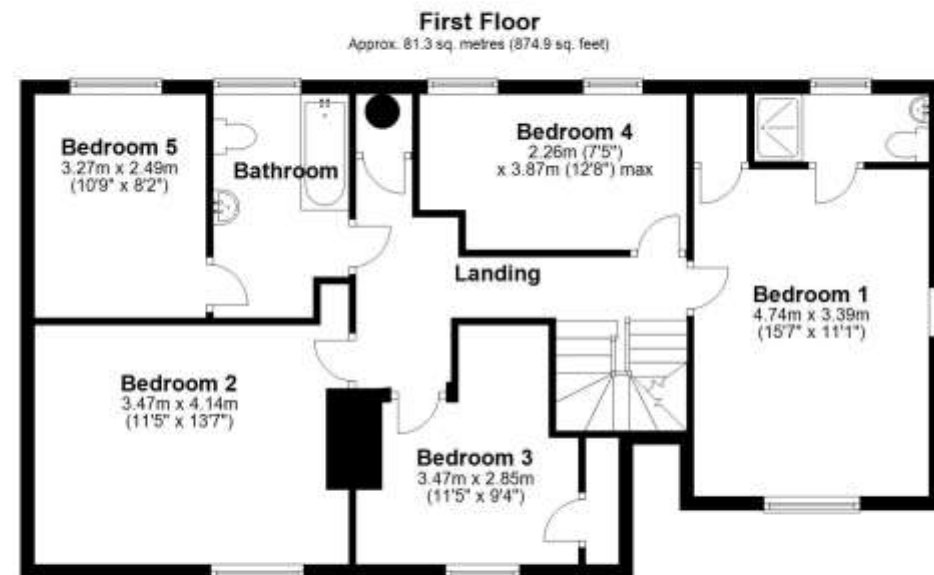
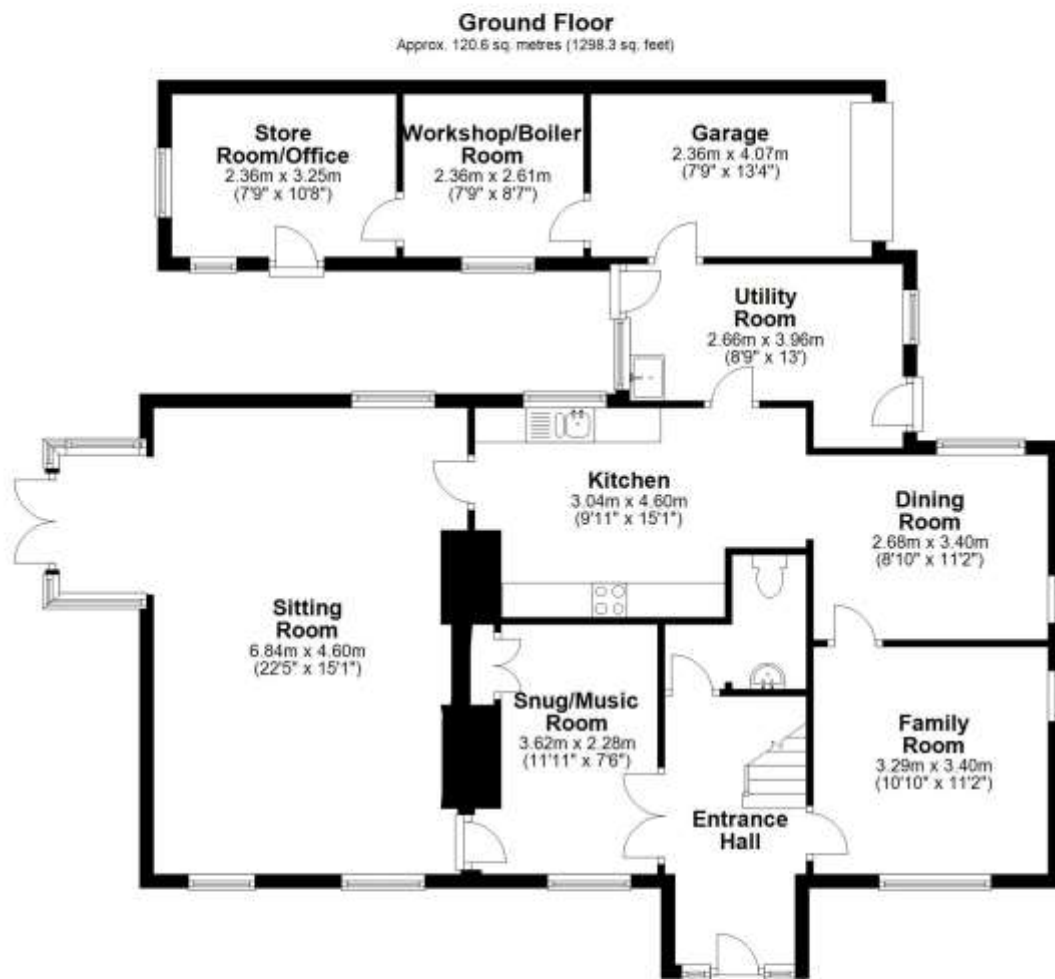
**Note:** The drive at the side also leads to two building plots to the rear of the property and planning permission was granted in 2007 (07/01120/RMA)

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS









Total area: approx. 232.9 sq. metres (2506.4 sq. feet)



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested