



Oakgates,
Upend

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Oakgates, Upend, Newmarket, CB8 9PH

The hamlet of Upend offers stunning countryside views and excellent walking opportunities. Conveniently located just 6.8 miles from Newmarket, renowned as the heart of British Horseracing, and 15 miles from the historic market town of Bury St Edmunds, both of which provide a wide range of amenities, schools, and colleges. Primary schools are nearby in the villages of Cheveley and Dullingham.

This beautifully presented thatched cottage is located in the heart of Upend. Spread over two floors, it features a newly fitted kitchen that flows into the dining room, plus two additional reception rooms for relaxation and entertaining. Upstairs, you'll find four spacious bedrooms and a versatile study or fifth bedroom. Outside, the property is set within landscaped grounds, offering off-road parking and a garage. The well-stocked gardens are a highlight, with a peaceful shaded woodland area enhancing the peaceful setting.

A stunning four-bedroom thatch cottage with generous and mature grounds in the sought after village of Upend.

Ground Floor

ENTRANCE HALL A welcoming wooden entrance door opens into the hallway, with stairs rising to the first floor. Doors to following rooms:

DINING ROOM This spacious room has exposed timber beams and large windows offering views to both the front and side aspect, also with original brick floor. The dining area is perfect for entertaining, with an open timber partition wall leading into the kitchen.

KITCHEN The kitchen features the original brick flooring and has been recently upgraded with shaker-style wall and base units, wooden worktops, and a 1.5 composite inset sink with mixer tap. Equipped with a Neff oven, a four-ring induction hob, and an extractor fan above. Also including an integrated dishwasher and ample space for a large American-style fridge/freezer. Large bay window looking to rear garden, and a door leads to the utility room.

UTILITY ROOM The room features a range of wall and base units with worktops, along with a stainless-steel sink and mixer tap. There is space and plumbing for separate laundry appliances, tiled flooring, and a window overlooking the rear aspect.

CLOAKROOM Fitted with a W/C and a wall-mounted hand basin. It retains the charm of the original brick flooring.

SHOWER ROOM A modern three-piece suite with a W/C, walk-in shower, and wash hand basin with storage beneath. The room also features a wall-mounted mirror, heated towel rail, tiled floor, part-tiled walls, and a rear-facing window.

SNUG A cosy, versatile room with a large Inglenook fireplace, built-in storage, and windows to both the front and rear. A door leads to the sitting room.

SITTING ROOM A bright, spacious room with a vaulted ceiling, exposed beams, and double doors opening to the rear garden patio. Windows to the front and rear flood the space with natural light.

First Floor

LANDING The landing features a vaulted ceiling, exposed beams, and windows to the side and rear. Doors leading to the following rooms:

BEDROOM 1 This spacious bedroom features a vaulted ceiling with exposed beams, mirrored wardrobes, and windows to the front and side.

BEDROOM 2 Another spacious bedroom with windows to the side and rear, and a vaulted ceiling that enhances the airy feel.

BEDROOM 3 This room boasts a striking exposed chimney breast, with windows to the front, rear, and side, and a vaulted ceiling. It also offers access to the loft space.

BEDROOM 4 With exposed beams, inset wall shelves, and mirrored wardrobes, this room also features a window to the side.

BEDROOM 5/STUDY Currently used as a home office, this room offers storage cupboards and a window to the front.

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SHOWER ROOM The shower room features a W/C, walk-in shower with a rainfall showerhead, and a wash hand basin with storage beneath. A heated towel rail, part-tiled walls, and a side window complete the space.

Outside

The front of the property features a flower border and a brick path leading to the entrance, framed by low hedging. A shingled driveway, accessed via electric double wooden gates, provides ample parking and leads to the **SINGLE GARAGE**, currently set up as a workshop with a worksurface, cupboards, loft storage, and a mechanic's floor pit. At the rear, the garden is mainly lawned, with three patios ideal for alfresco dining. A shaded, wooded corner offers a cool retreat, while mature borders add year-round charm. The greenhouse with power and several storage sheds provide practical space, and the garden is fully enclosed with dog-proof fencing and hedging for privacy and security. Additional storage includes wooden sheds, a lean-to for garden tools, and a versatile **HOME OFFICE/STUDIO**.

Material Information

SERVICES Oil fired heating to radiators. Mains water and private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F (£3,216 annually)

TENURE Freehold.

CONSTRUCTION TYPE Clunch construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: TBC

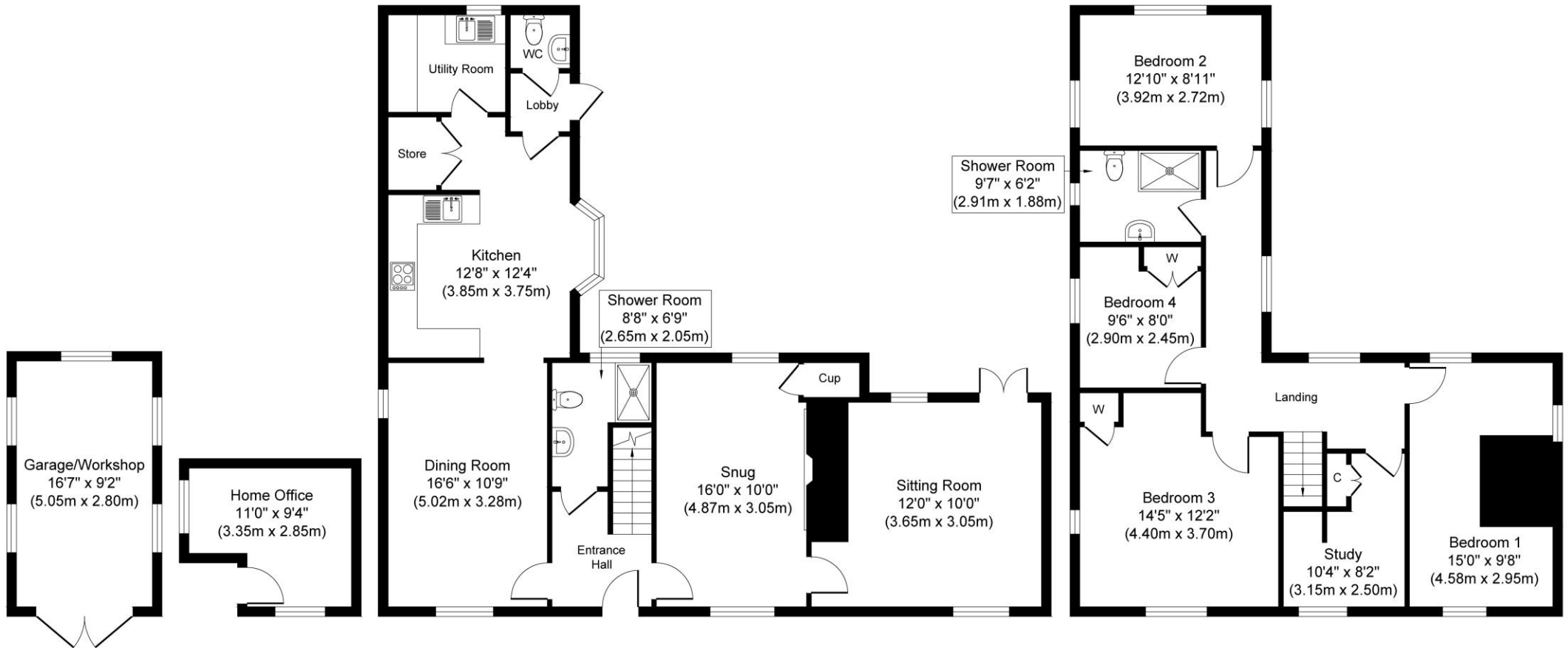
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS

VIEWING Strictly by prior appointment only through DAVID BURR.

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Outbuildings
Approximate Floor Area
242 sq. ft
(22.48 sq. m)

Ground Floor
Approximate Floor Area
991 sq. ft
(92.07 sq. m)

First Floor
Approximate Floor Area
815 sq. ft
(75.73 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

