



**7 Chippenham Road  
Moulton, Suffolk**

**DAVID  
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# 7 Chippenham Road, Moulton, Newmarket, Suffolk, CB8 8SN

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world-renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

A four-bedroom Grade II listed, “chocolate box” thatched cottage blending character period charm and modern convenience standing within the heart of Moulton and enjoying the most stunning of rear aspects over countryside. The property enjoys well-presented updated accommodation throughout, including a sitting room with inglenook, refitted kitchen/dining room, 4 bedrooms and 2 bathroom / shower rooms. The grounds are a particular asset comprising a paved driveway, detached single garage, enclosed courtyard ideal for morning dining and a mature and long rear garden, which benefits from undulating countryside views.

## **A four-bedroom Grade II listed “chocolate box” thatched cottage blending character, period charm and modern convenience standing within the heart of Moulton and enjoying stunning views over countryside.**

### **Ground Floor**

**SITTING ROOM:** With a stunning inglenook fireplace, exposed original beams and windows to both front and rear aspects and door to front porch leading to front door.

**KITCHEN/BREAKFAST ROOM:** The heart of the home and a fabulous entertaining area with sofa, wall mounted TV and dining space. Benefitting from refitted kitchen units with oak worktops over and central oak work topped island with breakfast bar, range of matching eye and base level storage. Inset 1 and a half sink and drainer, space for rangemaster oven, integrated dishwasher and space for further appliances. Tiled floor, windows to rear and side aspects and French doors leading to the rear gardens.

**SHOWER ROOM:** Tiled shower cubicle, wash hand basis, low level WC, double glazed window to side.

**INNER HALLWAY** Storage cupboard and two windows, small steps down and doors to bedrooms.

**MASTER BEDROOM** Exposed original beams and windows to front, rear and side aspects and loft access.

**BEDROOM TWO** With fitted wardrobe and window to rear aspect.

**BEDROOM THREE** Exposed original beams, windows to front and rear aspects and a staircase rising to a loft STOREROOM – fully boarded floor with exposed beams and power and light connected.

**BEDROOM FOUR** Window to side aspect and storage cupboard.

**FAMILY BATHROOM** Refitted with part tiled walls, free standing bath with central mixer tap, tiled shower cubicle and drench style shower head, low level WC, window to rear, pedestal wash hand basin, extractor fan.

### **Outside**

The property is approached via a paved driveway which leads to the **detached single garage** with power and light connected. The front garden is lawned with mature hedging, plants and shrubs, with a pathway leading to the front door. The side courtyard garden is situated beside the garage and enjoys almost entire privacy. The rear garden enjoys a paved and gravelled terrace with steps and elevated shrubbery leading to the lawned area, which boasts an abundance of charm with established trees and shrubs. **A timber studio/summerhouse** can be found at the end of the rear garden which has electricity to it. All complete with rather special breathtaking views over farmland to rear.

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

**EPC** TBC

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** E.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Timber framed.

**COMMUNICATION SERVICES (source Ofcom)**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

**Phone Signal:** Likely with EE, O2 and Vodafone.

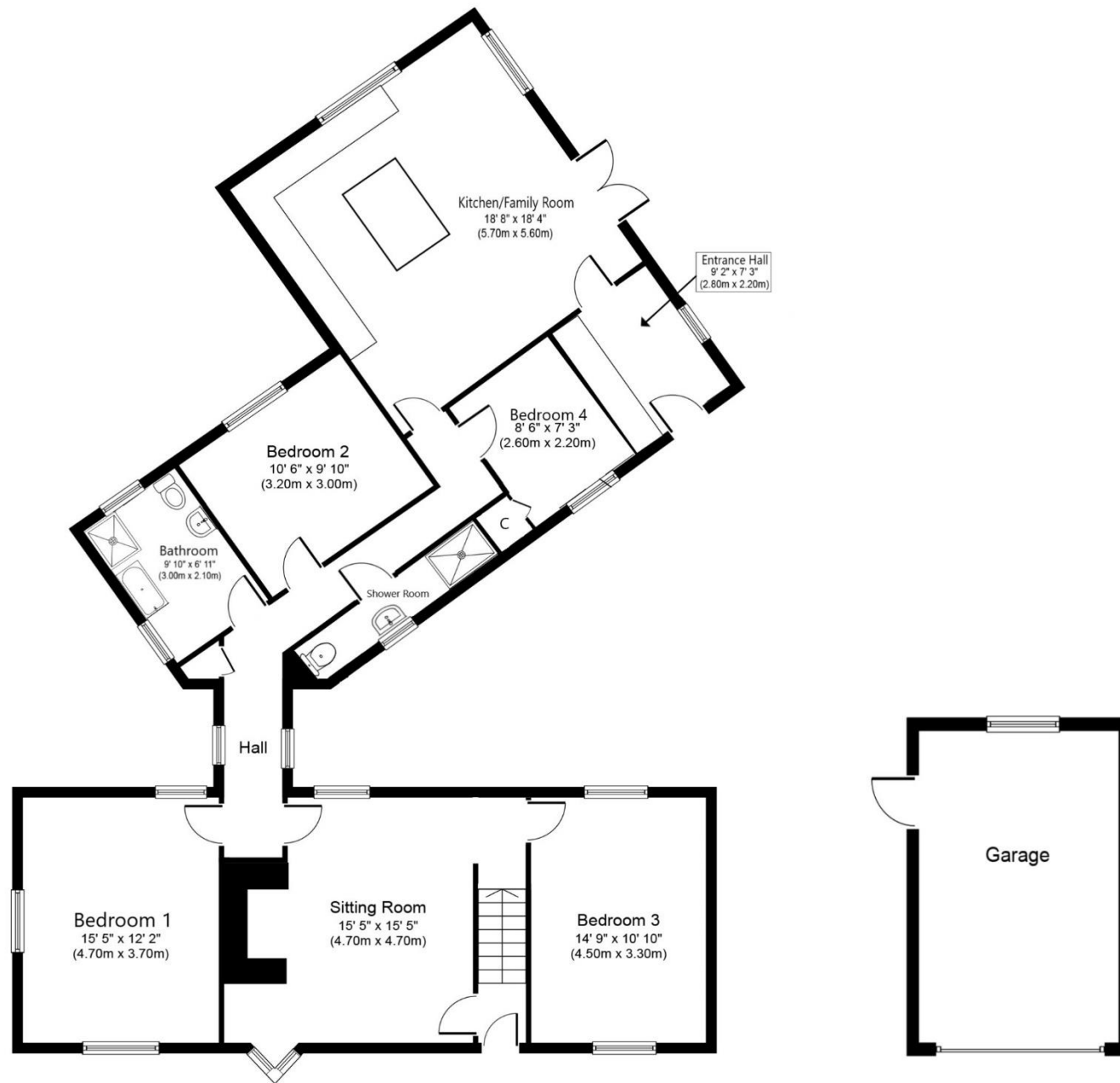
**WHAT3WORDS** lends.sweeter.wound

**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Approximate Floor Area**  
**1,496 sq. ft.**  
**(139.0 sq. m.)**

**Garage**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or 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.



