



**Folly Hill House,  
Moulton, Suffolk**

**DAVID  
BURR**



# Folly Hill House, 4 Newmarket Road, Moulton, CB8 8SS

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.

Constructed in 2010 is this high-specification, individually designed detached home enjoying an elevated position with stunning countryside views to the rear. Offering over 1,500 sq. ft of well-appointed accommodation across two floors, the property features a spacious open-plan sitting and dining room overlooking the rear garden, a sleek modern fitted kitchen, and three generously sized bedrooms — including one conveniently located on the ground floor. Externally, the home benefits from beautifully landscaped rear gardens, off-road parking, and a single garage.

## A high-specification, individually designed detached home with countryside views, spacious interiors, and landscaped gardens.

### Ground Floor

**ENTRANCE HALL** A bright space with stairs rising to the first floor and doors leading to:

**KITCHEN** Fitted with a range of base and wall units topped with work surfaces, the kitchen includes an inset sink with mixer tap and a breakfast bar overhang. Appliances comprise a four-ring hob with extractor above, electric oven, combination oven integrated dishwasher, and separate fridge and freezer. A large window to the front aspect fills the space with natural light.

**SITTING/DINING ROOM** A stunning triple-aspect room featuring doors that open to the rear garden, with additional windows to both the front and rear, flooding the space with natural light. Door to:

**UTILITY ROOM** Fitted with a range of base and wall units with worktops over, the space includes an inset sink with mixer tap set beneath a rear-facing window, and plumbing for a washing machine.

**BEDROOM 2** A versatile ground floor bedroom featuring a range of fitted wardrobes, with both a window and door providing access to the rear garden.

**SHOWER ROOM** A beautifully appointed bathroom with extensive tiling, featuring a double-width shower, WC, hand wash basin, heated towel rail, and stylish accent lighting.

### First Floor

**LANDING/STUDY** A versatile space, ideal for use as a study, featuring two Velux windows to the front and rear. Also includes an airing cupboard housing the hot water cylinder. Door to:

**MASTER BEDROOM** A spacious master bedroom with windows to both the front and rear, leading to an **ENSUITE** featuring a bath with shower over, extensive tiling, floating WC, hand wash basin, and heated towel rail, along with a Velux window to the front.

**BEDROOM 3** Another double bedroom with Velux window to the front aspect and fitted storage.

### Outside

The property is approached via a driveway offering off-road parking for multiple vehicles, leading to a **SINGLE GARAGE** complete with light and power. The front garden is mainly laid to lawn, bordered by trees and hedging, and includes a shed. To the rear, the beautifully landscaped garden features a variety of seating areas, including an extensive decked terrace with well-stocked planted beds. The remainder is laid to lawn with a selection of mature fruit trees and shrubs, and at the far end of the plot, a raised decked viewing platform offers stunning countryside views over the fields beyond.

# Folly Hill House, 4 Newmarket Road, Moulton, CB8 8SS

## Material Information

**SERVICES** Air source heating to radiators and underfloor heating to the ground floor. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND C.** (£1,960.82 per annum)

**EPC B.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Timber frame construction under concrete tile roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers and limited with Three.

**WHAT3WORDS** roughest.entry.romance

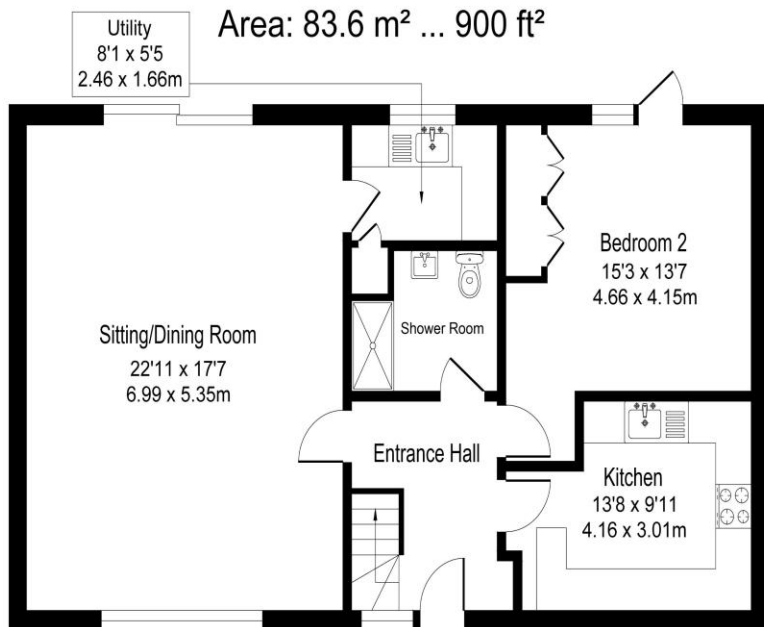
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.



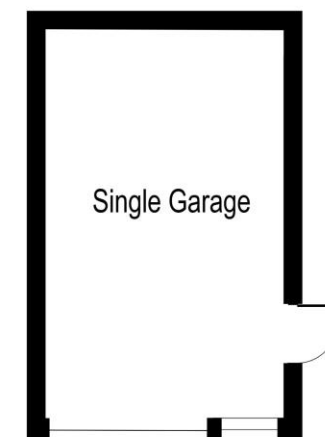
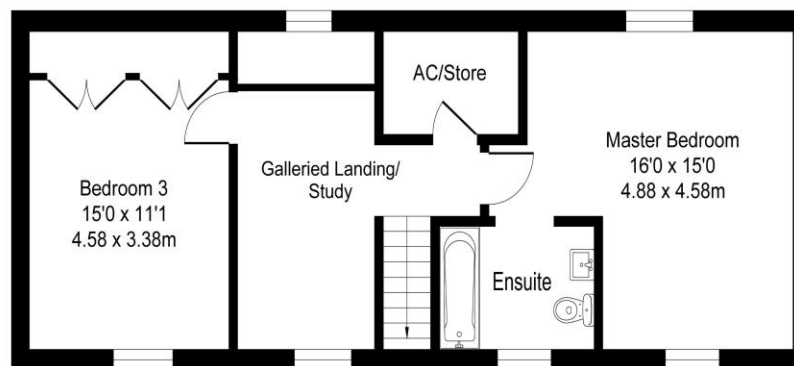
### Ground Floor

Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>



### First Floor

Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>



Total Area: 139.6 m<sup>2</sup> ... 1503 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

