



Attractive well presented detached family house

1 The Meadows, Wickhambrook, Newmarket, Suffolk CB8 8GW

Freehold





Highly sought-after village • Benefit of NHBC warranty • Triple aspect Kitchen/dining room with French doors • Principal bedroom with en suite and dressing room • Three further double bedrooms • Double garage

Local information

• Wickhambrook is a beautiful village less than 10 miles from the UK's horse-racing centre of Newmarket. Wickhambrook has a public house, The Greyhound, and there are three churches and good range of services including a primary school, doctors' surgery, shop, post office and garage all within a short distance. Further comprehensive facilities including a Waitrose supermarket are available at Newmarket (9 miles).

• The property is ideally placed for communications to Cambridge (23 miles) via the A14 where there are regular train services to London Kings Cross (trains from 38 minutes). Stansted International airport is 41 miles, and the M11 motorway which gives access to East Anglia to the north and London to the south is 21 miles away via Junction 9a. central London is 71 miles away.

• Nearby Newmarket offers an excellent range of shopping and recreational facilities. There is also a wide selection of schools, colleges, shopping, arts, and restaurants in Cambridge, 23 miles from the property. The historic town of Bury St Edmunds (11 miles), which offers an excellent range of shopping, schooling, recreational and cultural facilities including the restored National Trust Theatre Royal, Cathedral and Abbey Gardens.

• Sporting activities in the area include racing at Newmarket and Huntingdon, golf at Royal Worlington & Newmarket Golf Course and Bury St Edmunds Golf Club.

• An excellent range of independent day schools are available nearby including Barnadiston Hall Prep (6.7 miles distance) for children from six months to 13 years and Stoke College (10 miles) from 13 to 18 years. In Cambridge there are renowned prep schools such as Kings & St John's College Schools, secondary schools include Perse CoEd and Stephen Perse School. There are also boarding schools in Cambridge (The Leys) and others readily accessible such as King's Ely, Oundle and Uppingham.

All distances and times are approximate.

About this property

1 The Meadows is an attractive modern home in this highly sought-after village. Built in 2020 by renowned developers, Logan Homes, it has been completed to a superb finish with underfloor heating to the ground floor, air source heating and alarm system.

The spacious accommodation extends to approximately 1,709 sq ft and incorporates an entrance hall with understairs cupboard, utility room. The generously sized triple aspect sitting room has a bay window to the side and sash windows to the



front and rear, granite fireplace with wood burning stove. The kitchen/dining room is also triple aspect with French doors to the garden, an island with breakfast bar, fitted units with granite worktops and integrated Bosch appliances including four ring induction hob with extractor, oven, grill, fridge freezer and dishwasher. A good sized study, perfect for working from home overlooks the front garden. The utility room with space for a washing machine and tumble dryer and cloakroom completes the ground floor accommodation.

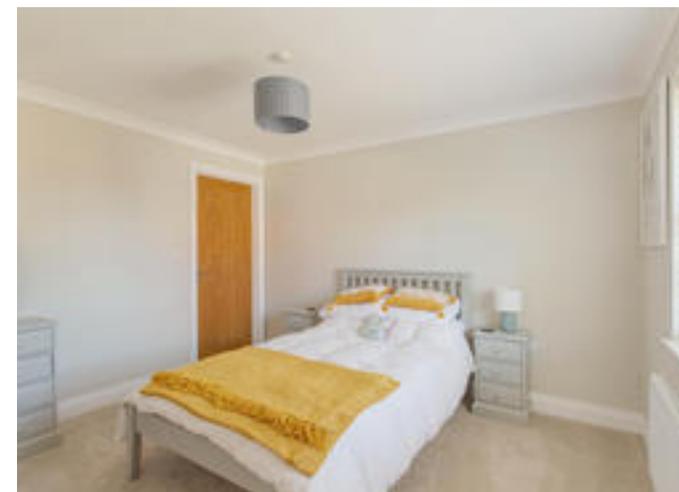
On the first floor the principal bedroom has an en suite shower room and dressing room. There are three further double bedrooms, one with an en suite shower room, and a family bathroom.

Outside, the property has a block paved driveway with off road parking for two cars and access to a detached double garage with electric up and over doors and pedestrian door to the rear. A side gate provides access to the enclosed, mainly lawned rear garden with a paved terrace ideal for al fresco dining.

Tenure
Freehold

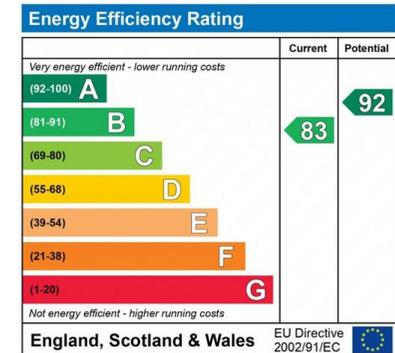
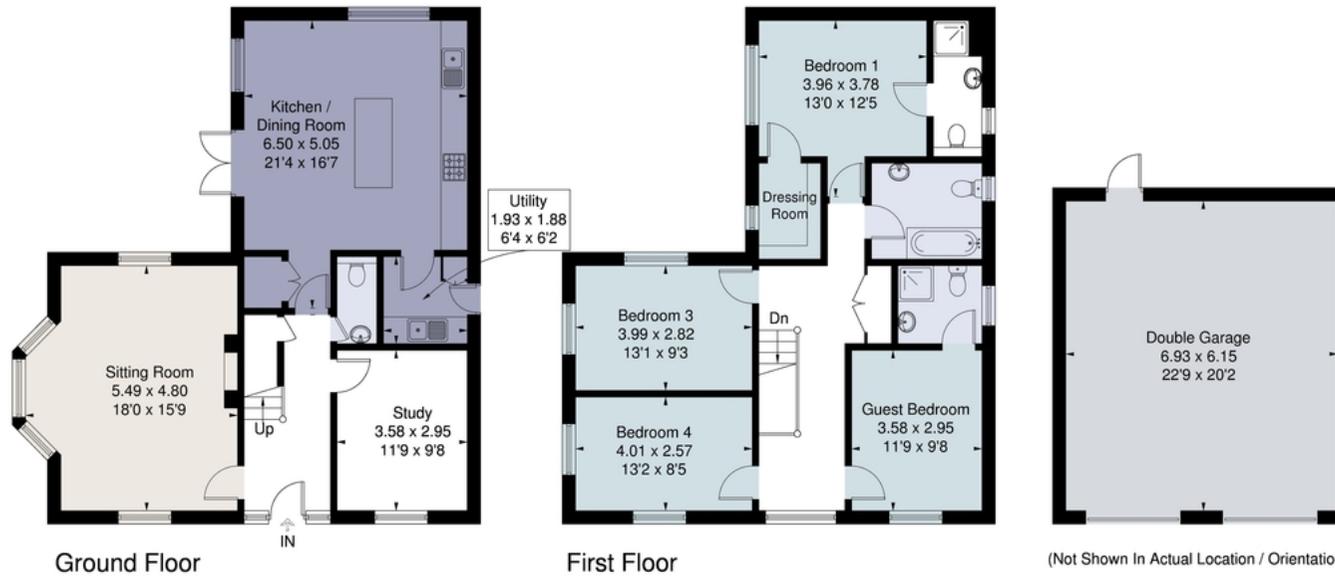
Local Authority
West Suffolk District Council:
Band F

Viewing
Strictly by appointment with
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Approximate Floor Area = 158.8 sq m / 1709 sq ft
Garage = 42.8 sq m / 461 sq ft
Total = 201.6 sq m / 2170 sq ft



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