



Handsome detached home with mature gardens

Mill House, 37 Mill Lane, Stetchworth, Newmarket, Cambridgeshire, CB8 9TR

£2,250,000 Freehold



Attractive Period Features • Well proportioned reception rooms • Vaulted Aga Kitchen/Dining Room with adjoining orangery • Gated drive, parking and garage • Private Mature Grounds in all about 2.09 acres

Local information

- Stetchworth is a popular Cambridgeshire village with good local amenities including a highly regarded village school and nursery, sports centre with tennis and squash courts and a Post Office/shop.

- The neighbouring village of Dullingham has a railway station, one stop from Cambridge.

- Newmarket, approximately 3.8 miles away, offers an extensive range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club.

- Newmarket is world famous as the headquarters of British racing and is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and the Jockey Club. Some of the finest racing in the world is seen on Newmarket's two racecourses: the Rowley Mile and the July Course.

- Stetchworth is particularly commutable to the University City of Cambridge (approximately 15.1 miles away) with its burgeoning high-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.

About this property

Mill House is a handsome, detached well-presented early Victorian village house which enjoys an elevated position with delightful south facing views over and beyond its mature parkland-like grounds extending to 2.09 acres. With brick elevations beneath a slate roof, this sought after spacious period property is tucked away with its own private drive and has been upgraded by the vendors with Fired Earth tiles and sanitary fittings and the replacement of some of the ground floor doors and windows. Many features of the period remain including sash windows, deep skirtings and cornicing, high ceilings and open fireplaces. Particular features of this fine house are the welcoming reception hall, well-proportioned reception rooms, including the impressive triple aspect drawing room with open stone fireplace that was carved by a Norfolk stonemason, a superb kitchen/dining room with Aga with adjacent orangery and a cosy snug sitting room.

In addition there is a useful utility room, pantry and cloakroom and the large cellar provides storage and wine bins.

The elegant staircase leads to a wide landing and four generously sized bedrooms on the first floor, all with en-suite bath or shower rooms, and there are another two suites with separate ground floor access, one of which is used as an office and adjoins the garage.





Outside

Mill House is approached over a sweeping gravel driveway laid with Purbeck stone chippings leading to parking for several cars and access to the garage, guest suite and office.

The attractive mature grounds are a particular feature of the property and offer a high degree of privacy. The gardens are predominantly laid to lawn with a lavender lined pathway laid with Cotswold stone chippings, leading to a six metre long rose arbour and focal point at the far end, an orchard and an impressive variety of mature specimen trees including cedar, Wellingtonia and beech, creating a wonderful parkland feel.

A large raised paved terrace adjoins the rear elevation with steps down to the lawn where there is a further terrace for entertaining with box hedging, outside lighting and outside tap. There are a number of useful outbuildings including a lockable brick built outbuilding and lean-to garden store.

Tenure

Freehold

Council Tax

Band = G

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills



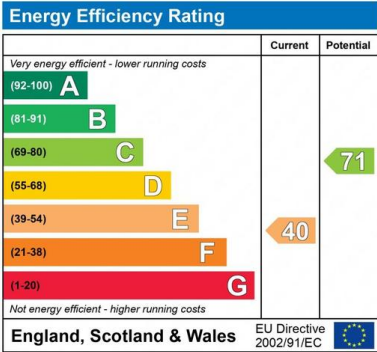








Approximate Floor Area = 411.0 sq m / 4425 sq ft



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