



Little Ditton, Woodditton, CB8 9SA

**CHEFFINS**



## Little Ditton

Woodditton,  
CB8 9SA

- Minimum 6 Month Tenancy
- Individual Detached House
- Stunning Kitchen / Living Area
- 2 Further Reception Rooms
- Tennis Court and Pool Room (available by separate negotiation)
- Exceptional Gardens
- Views Over Farmland
- Air Source Heating
- Available September 2025

A substantial individual 4 bedroom detached house with exceptional views to the rear over open countryside. The property is well presented and benefits from a stunning open plan fitted kitchen/living area, 2 further reception rooms and 4 bedrooms with 1 ensuite. Features include a tennis court and a large parking area with a double garage. EPC: B, Council Tax Band: E.

4 3 3

**£3,000 PCM**





## LOCATION

WOODDITTON is a delightful village approximately 3 miles south of Newmarket and within easy access of Cambridge and Bury St Edmunds. Amenities include the Ellesmere community sports centre in nearby Stetchworth (1 1/2 miles) and Kettlefields primary school in nearby Dullingham. Dullingham also boasts a local railway station (2 miles) and the nearby A14 gives good access to the University City of Cambridge, Bury St Edmunds and London via the A11.



## ENTRANCE HALL

with half glazed entrance door, stairs leading to first floor, radiator, window to front aspect.

## UTILITY ROOM

14'7" x 6'4"

with 1.5 bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted units, worktops and tiled splashbacks, cupboard housing oil fired central heating boiler, space and plumbing for washing machine, space for tumble dryer, storage cupboard, extractor fan, air source heating system, window to front aspect.

## DINING ROOM

14'6" x 13'5"

with pair of French doors leading to the kitchen and living area, radiator, bow window to front aspect.

## STUDY

14'7" x 9'9" (11'4" max)

with parquet wood block flooring, built-in cupboard, radiator, bow window to front aspect.

## INNER HALLWAY

with understairs storage cupboard, recessed ceiling spotlights.

## GROUND FLOOR SHOWER ROOM

with tiled shower cubicle, pedestal hand basin with mixer tap, low level WC, tiled walls and flooring, ladder style heated towel rail, built-in storage cupboard, recessed ceiling spotlights, glazed door leading to the pool enclosure.

## POOL ENCLOSURE

36'9" x 13'3" (17'7" max)

an impressive extension to the side of the property with an impressive atrium roof, door leading to the front and bi-folding doors leading to the rear garden.

The pool can be available by separate negotiation.

## KITCHEN / LIVING AREA

36'1" x 20'0" (max)

an exceptional triple aspect room with a living room area with

Karndean wood effect flooring, fireplace recess with marble hearth and timber surround, built-in cupboard storage, recessed ceiling spotlights, windows to the side and rear aspects, a pair of French doors leading to the rear garden.

Kitchen area with a well equipped fitted Neptune kitchen with granite worktops and upstands, 2 bowl sink and drainer with mixer tap, centre island with cupboard storage and granite worktop with inset induction hob and recess extractor fan with spotlights and constellation feature lighting, breakfast bar, integrated eye level Neff oven and grill and combination oven with plate warmer below, integrated dishwasher, space for American style fridge/freezer, recessed ceiling spotlights, Karndean wood effect flooring, large walk-in pantry, windows to the side and rear aspects.

## FIRST FLOOR

### LANDING

with radiator and 2 windows to the rear aspect.

### BEDROOM 1

13'11" (20'0" max) x 12'11"

a double aspect room with outstanding views overlooking the garden, tennis court and open fields to the rear, radiator, pair of French doors leading to a large balcony.

### DRESSING ROOM

8'2" x 5'8"

with built-in cupboards and shelving, access to roof space.

### BEDROOM 2

21'7" x 8'3"

a double aspect room, with an airing cupboard with hot water cylinder, high level cupboard storage, radiator, windows to the front and rear aspects.

### ENSUITE SHOWER ROOM

with tiled shower cubicle, pedestal hand basin, low level WC, ladder style heated towel rail, extractor fan, recessed ceiling spotlights, window to the front aspect.

## BEDROOM 3

14'7" x 11'5"

with a double built-in wardrobe, radiator, window to the front aspect.

## BEDROOM 4

11'7" x 8'4"

with a built-in cupboard, radiator, window to the front aspect.

## FAMILY BATHROOM

11'5" x 6'3"

with a bath with mixer tap and shower attachment, corner Super-room steam shower house, pedestal hand basin with mixer tap, built-in cabinet with integral lighting, low level WC, tiled walls and flooring, extractor fan, recessed ceiling spotlights, access to the roof space, window to the front aspect.

## OUTSIDE

Highfield House is attractively situated in a large elevated plot in a non-estate position close to the edge of Little Ditton. The property is approached via an in and out driveway with an established hedge boundary to the front with a lawned area and outside lighting.

To the left of the house are a pair of electric gates leading to an area of hardstanding with a large timber storage shed. A large rear garden is well maintained and laid to lawn with established trees and shrubs, hedge boundary to the right hand side and a paved patio area

To the rear of the garden is a modern all weather tennis court with porous coloured tarmac, fully fenced and well maintained.

## LETTING AGENTS NOTES

Deposit - £3461.00

Holding Deposit - £692.00

Square Footage - 2185.07

For more information on this property please refer to the Material Information brochure on our Website.




















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

£3,000 PCM  
Council Tax Band - E  
Local Authority - East Cambridgeshire









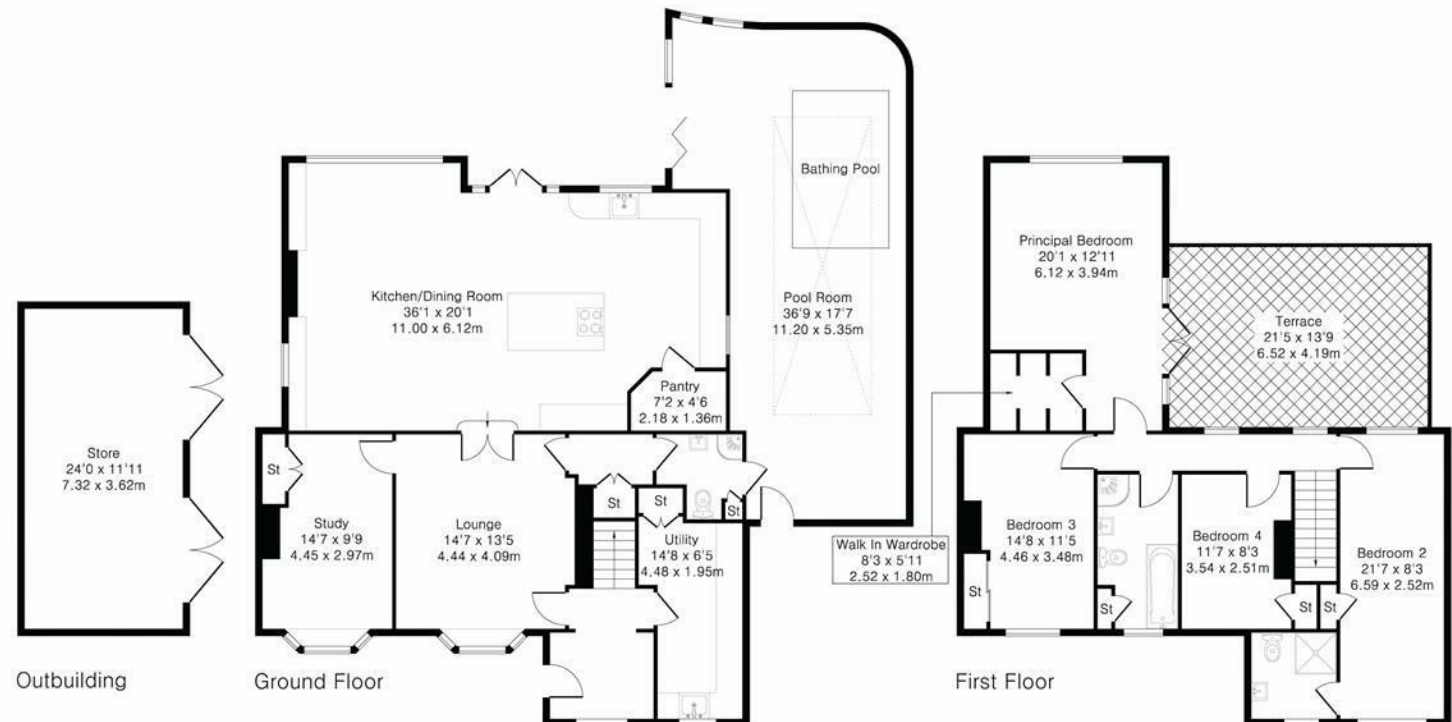


**Approximate Gross Internal Area 2968 sq ft - 275 sq m**

Ground Floor Area 1797 sq ft - 167 sq m

First Floor Area 886 sq ft - 82 sq m

Outbuilding Area 285 sq ft - 26 sq m



**PINK PLAN**

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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