



Church Hill, Newmarket, CB8 9PT

**CHEFFINS**

## Church Hill

Lidgate, Newmarket,  
CB8 9PT

- Modernised Character House
- 4 Bedrooms
- Multiple Reception Rooms
- Modern Fitted Kitchen
- Cloakroom and Utility Room
- Oil Fired Central Heating
- Large Gardens
- Garage and Parking

A beautifully modernised four-bedroom character home in the sought-after village of Lidgate, offering approx. 2,680 sq ft of elegant and spacious accommodation. Recently refurbished, the property features multiple reception rooms including a large sitting room, drawing room with open fire, dining room with inglenook fireplace, and a bright kitchen/breakfast room with French doors to the garden. The first floor provides a generous master suite with dressing room/bedroom four, two further double bedrooms and two stylish bathrooms. Additional benefits include a family room, large utility room and a substantial garage.

West Wing is set within attractive and well-maintained grounds and enjoys ample outdoor space, lawned areas and a private outlook, creating a peaceful rural setting. EPC:: E, Council Tax Band: F

4 3 3

**£3,100 PCM**





## LOCATION

LIDGATE is a picturesque village offering a public house and church. The village of Wickhambrook is located just 3 miles away and offers a further public house, surgery, parish church, and a primary school. A full range of amenities including shops, restaurants, schools and leisure facilities can also be found in nearby Newmarket (7 miles) and the towns of Bury St Edmunds (12 miles) and Cambridge (18 miles).

**WEST WING, CHURCH HILL****SITTING ROOM**

21'8" x 16'4"

**DINING ROOM**

16'5" x 10'7"

with an inglenook fireplace and step up into the sitting room.

**DRAWING ROOM**

21'8" x 16'3"

with open fireplace

**KITCHEN**

13'7" x 12'7"

with a range of base and wall units, tiles splashback surround, sink with draining board and mixer tap and centre island, space for freestanding electric oven.

**BREAKFAST ROOM**

13'7" x 12'7"

with flint and brick exposed walls and French doors to rear garden.

**UTILITY ROOM**

14'11" x 13'1"

with a range of newly fitted base and wall units, sink with mixer tap, oil boiler, security alarm panel and door to garage.

**FAMILY ROOM**

18'5" x 12'8"

with steps down to the family room and french doors to rear.

**CLOAKROOM**

with WC and hand basin with tiled splashback.

**HALLWAY**

the hallway wraps around the back of the drawing room and round to the sitting room.

**FIRST FLOOR****MASTER BEDROOM**

12'9" x 12'1"

with dual aspect windows and door leading through to dressing room/ bedroom four.

**DRESSING ROOM/ BEDROOM FOUR**

11'7" x 10'9"

with window.

**EN SUITE**

with modern suite comprising low level WC, panelled bath with tiles surround, hand basin with vanity, heated towel rail and separate shower area with rainfall shower head and attachment,

**BEDROOM THREE**

13'5" x 12'5"

with fireplace feature, window to rear and storage cupboard.

**BATHROOM**

with freestanding bath with tiles surround, mixer tap with handheld shower attachment, WC, hand basin, extractor fan and shower cubicle.

**EN SUITE**

with shower cubicle with rainfall head, handheld shower attachment, WC and hand basin with tiled backsplash.

**BEDROOM TWO**

16'1" x 10'5"

with window to rear.

**GARAGE**

29'3" x 15'6"

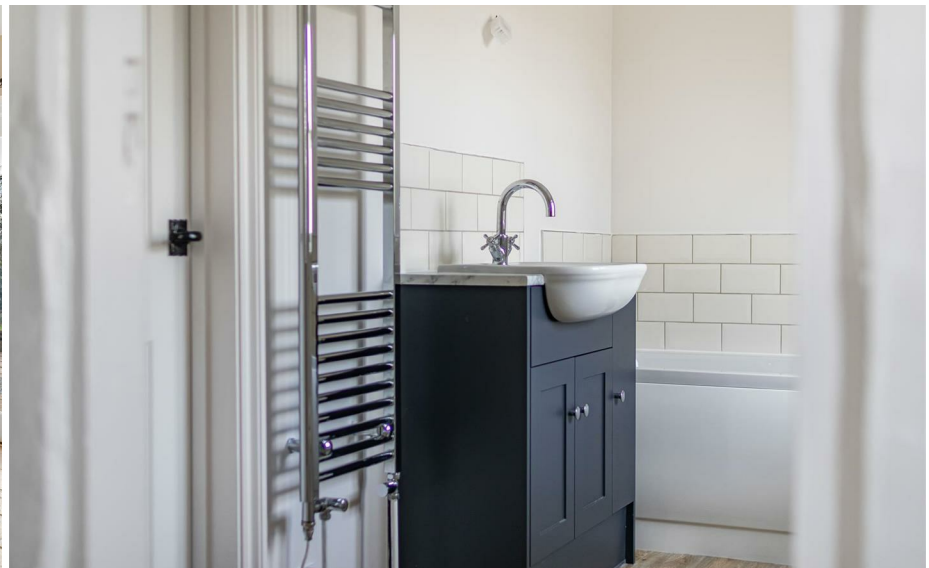
**OUTSIDE**

The property boasts expansive gardens enriched with mature trees and well-established hedges, creating a setting that feels both grand and secluded. Throughout the gardens, open lawns blend seamlessly with shaded corners, offering a variety of spaces.

**LETTING AGENTS NOTES**

Deposit -£3576.00

Holding Deposit - £715.00









| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         | 73                                                                                |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   | 39                      |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |

£3,100 PCM

Council Tax Band - F

Local Authority - West Suffolk





**Approximate Gross Internal Area 3202 sq ft - 297 sq m  
(Excluding Garage)**

Ground Floor Area 2058 sq ft – 191 sq m

First Floor Area 1144 sq ft – 106 sq m

Garage Area 455 sq ft – 42 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

