



Bury Road, Newmarket, CB8 7BT

**CHEFFINS**

## Bury Road

Newmarket,  
CB8 7BT

- Substantial & Imposing Residence
- Set in approx. 1.4 Acres
- Backing onto Warren Hill Gallops
- Over 4,000 sq ft of Accommodation
- 6 Stables & Paddocks/Grazing Land
- Annexe Accommodation
- Garage & Gated Driveway
- Highly Sought After Location

Occupying a prominent position along the prestigious Bury Road, this substantial detached residence enjoys a rare and highly sought-after setting backing directly onto the renowned Warren Hill gallops. Offered for sale with NO CHAIN, the property extends to over 4,000 sq ft of accommodation and is set within approximately 1.4 acres of private, established grounds. The estate includes paddocks, grazing areas and six stables, all complemented by a gated driveway and mature woodland, creating an exceptional sense of privacy and seclusion. The location is conveniently positioned for Newmarket's extensive amenities and world famous equestrian facilities.

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**Guide Price £1,500,000**





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**RECEPTION HALL**

with double entrance doors, 2 radiators, storage cupboard, stairs leading up to the first floor, secondary double glazed original window to the side aspect and an access door to the side.

**FAMILY ROOM**

A dual aspect room with windows to the front and side aspects, radiator.

**LIVING ROOM**

A dual aspect room with a bay window overlooking the rear and further windows to the side and rear, 2 radiators, open fireplace, door to the rear aspect.

**INNER HALL**

with a radiator, lift providing access to the first floor, secondary double glazed window to the front aspect.

**CLOAKROOM**

with a hand wash basin, low level WC, radiator, window to the front aspect.

**INNER LOBBY**

with door leading out to the side aspect, CCTV system, utilities cupboard housing the electrics and boiler.

**KITCHEN/BREAKFAST ROOM**

with a range of wall and base mounted units with a sink, built-in electric hob with extractor hood over, 2 radiators, windows to the side aspect and double patio doors opening onto the outside terraced seating area.

**UTILITY ROOM**

with a range of units with a butler sink, space for dishwasher and space for fridge/freezer, space for cooker.

**PANTRY**

Large walk-in storage cupboard with a velux window.

**INNER LOBBY**

with floor to ceiling windows to both side aspects, leading through to;

**DINING ROOM**

with a radiator, double glazed window to the side aspect.

**STUDY**

with a window to the rear aspect.

**FIRST FLOOR****LANDING**

with a window to the side aspect.

**BEDROOM 3**

with a radiator, window to the side aspect, access to;

**ENSUITE BATHROOM**

with a panelled bath, shower cubicle, hand wash basin, low level WC, radiator, heated towel rail, built-in storage cupboard, window to the front aspect.

**BEDROOM 2**

A dual aspect room with windows to the side and rear aspects, with a radiator and a cast iron feature fireplace, access to;

**JACK & JILL BATHROOM**

(accessed via bedroom 2 and the inner hall) with a panelled bath, hand wash basin, low level WC, heated towel rail, radiator, window to the rear aspect and access into a dressing room.

**INNER HALL**

Lift providing access to the ground floor.

**LAUNDRY ROOM**

with a hand wash basin, space for washing machine and tumble dryer.

**PRIMARY BEDROOM**

with 2 radiators, built-in storage cupboards, window to the side aspect.

**ENSUITE BATHROOM**

with a shower cubicle, panelled bath, hand wash basin, bidet, storage cupboard, window to the side aspect.

**ANNEXE ACCOMODATION**

(accessed via stairs at rear of property or via the primary bedroom)

**SHOWER ROOM**

with a hand wash basin, low level WC, shower cubicle, electric radiator, window to the rear aspect.

**KITCHENNETE**

with built-in wall and base mounted cupboards, space for electric oven, sink, space for fridge and freezer, 2 windows, electric radiator.

**BEDROOM/DRESSING AREA**

with 2 electric radiators, built-in storage cupboards, windows to the side and rear aspects.

**BEDROOM 5**

with an electric radiator, window to the rear aspect.

**REAR HALLWAY**

Access door from the rear garden, stairs leading up to the annexe accommodation, large storage cupboard. Access to;

**CLOAKROOM**

with a low level WC, hand wash basin.

**WORKSHOP**

with door and window to the side aspect, hand wash basin, large storage cupboard, door through to;

**STORE ROOM**

with windows to both side aspects.

**STABLE BLOCK**

Comprising of six stables.

**OUTSIDE**

The property is approached via a secure double gated entrance, opening onto a private driveway providing ample off-road parking for multiple vehicles.

Set within approximately 1.4 acres of grounds, the property enjoys a high degree of privacy, with mature trees, landscaped areas, paddocks/grazing land and a stable block comprising six stables. The grounds back directly onto Warren Hill gallops, offering a unique sought after setting and attractive outlook.

**GARAGE**

with timber double doors.

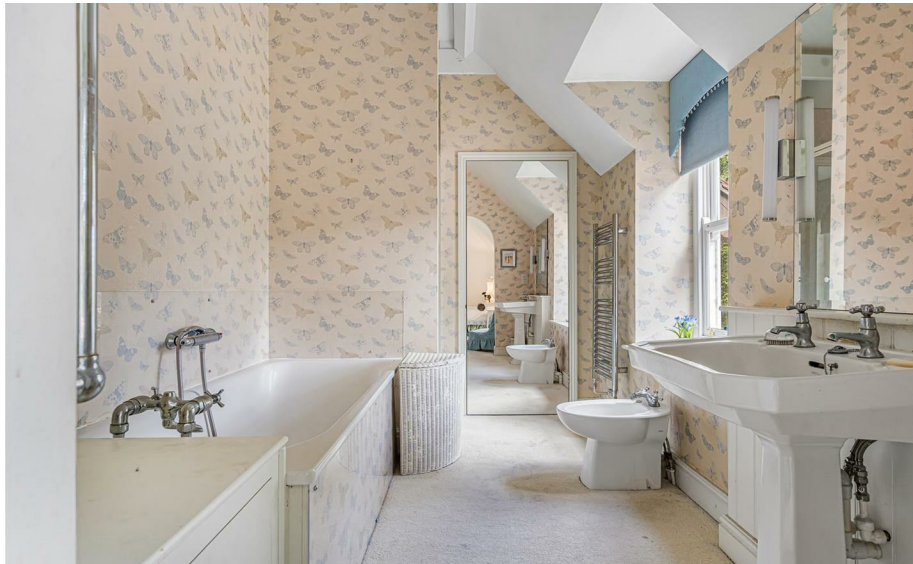
**SALES AGENTS NOTES**

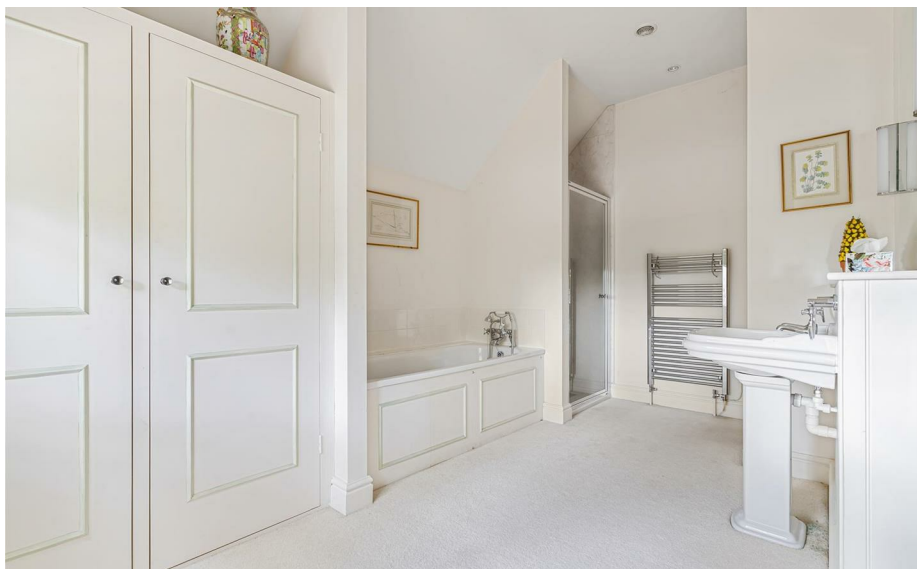
The property is subject to a right of pre-emption in favour of a third party. If terms are agreed with a buyer, they will be subject to the terms of the pre-emption and conveyancing will only commence once the notice period required by the right of pre-emption has expired without a response.

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the equine training business now established on the plot outlined on the attached plan, or a widow or widower of such a person, or any resident dependants. Reason: To ensure that the property and site remain within the equine industry, in accordance with Policy 12.6 of the Local Plan. This condition forms part of a planning permission that was issued to the previous owner, now deceased.

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 |         |           |

England & Wales

EU Directive 2002/91/EC

Guide Price £1,500,000

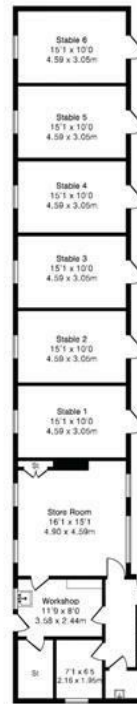
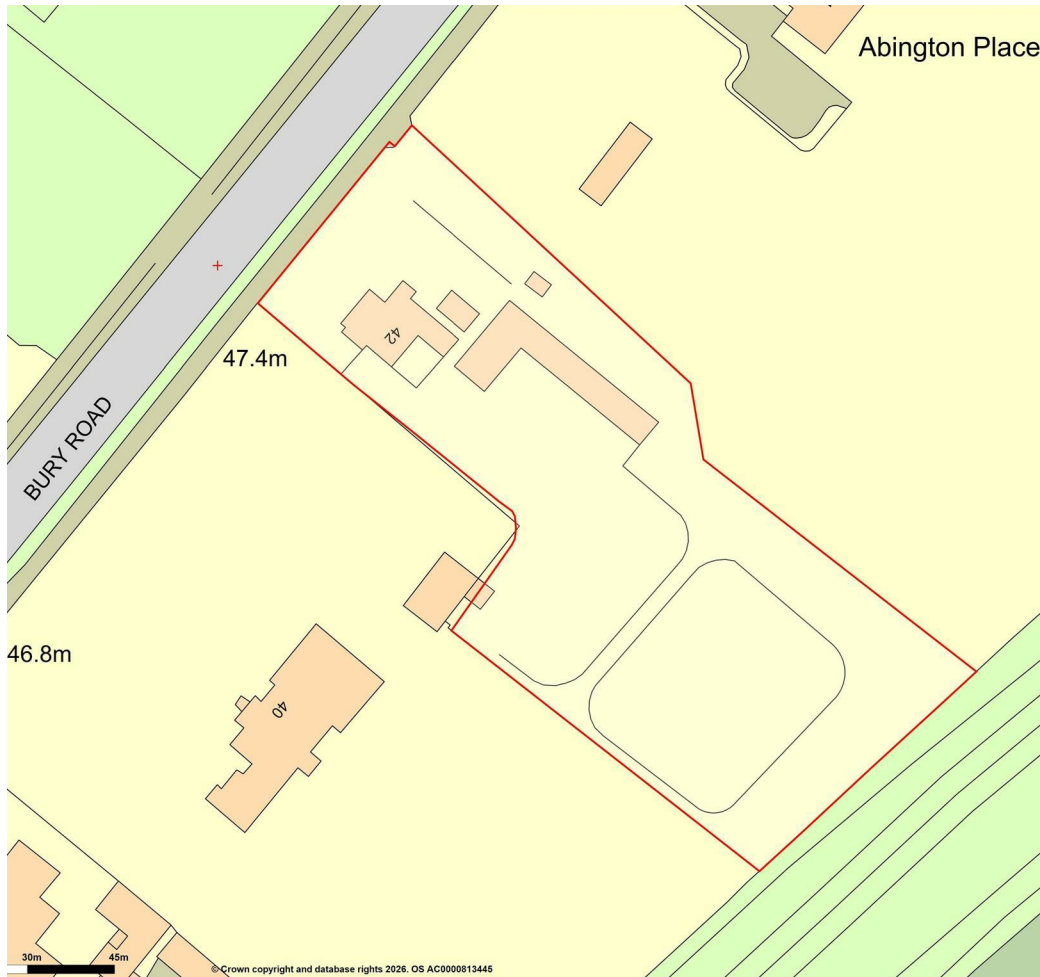
Tenure – Freehold

Council Tax Band – F

Local Authority – West Suffolk







**Approximate Gross Internal Area 4086 sq ft - 380 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1883 sq ft - 175 sq m

First Floor Area 2203 sq ft - 205 sq m

Garage Area 224 sq ft - 21 sq m

Outbuilding Area 1513 sq ft - 141 sq m



Ground Floor

First 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>.

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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.

