



Bury Road, Newmarket, CB8 7BY

CHEFFINS

Bury Road

Newmarket,
CB8 7BY

- Substantial Family Home
- 5 Bedrooms – 2 Bathrooms
- 3 Reception Rooms
- Over 3,000 sq ft of Accommodation
- Coach House Offering Excellent Potential
- Highly Sought After Location
- NO CHAIN

Heathway is a substantial 5 bedroom property situated on the extremely sought after Bury Road. This magnificent home dates back to 1898 and displays a range of original character features throughout. Set within mature established grounds, the property further benefits from a sizeable coach house, offering excellent potential for conversion into additional accommodation or Airbnb purposes (stp) and off-street parking. A rare opportunity to acquire a substantial and characterful family home in one of the towns most prestigious locations.

5 2 3

Guide Price £900,000





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.

ENTRANCE PORCH

A timber framed porch with entrance door, Victorian quarry tiled floor, inner door through to;

ENTRANCE HALL

with decorative cornicing, staircase leading to the first floor, large under stairs storage cupboard.

DRAWING ROOM

An elegant room enjoying French doors opening onto the front lawn featuring a stunning tiled fireplace with decorative mantle, high ceilings and ornate cornicing.

LIVING ROOM

Featuring a fireplace with tiled hearth and decorative mantle, high ceilings and ornate cornicing, bay window to the front aspect.

SNUG

A further charming reception room with a feature fireplace with tiled hearth and decorative mantle, high ceilings and ornate cornicing, glazed door leading to the rear aspect.

KITCHEN/BREAKFAST ROOM

A large and generous space is separated into two areas, the formal kitchen is fitted with a range of base units with solid wooden worktop, AGA cooker, space for fridge/freezer, access hatch leading to the cellar, doorway leads into the additional functional kitchen space which comprises a further range of wall and base units, a double electric oven, 4 ring induction hob, 1.5 bowl ceramic sink, utility recess, window overlooking the rear gardens and door leading to the outside.

CLOAKROOM

A traditional style cloakroom with a separate low level WC and wash hand basin, space for a dresser, windows to the side aspect.

CELLAR

A useful space comprising three separate areas originally used as a coal store, could be used as a wine store.

FIRST FLOOR**LANDING**

A light and spacious landing with a stunning lead framed stain glass window, storage cupboard, stairs up to the second floor.

BEDROOM 1

A light and spacious bedroom with high ceilings and decorative cornicing, windows overlooking the front aspect and door leading onto a balcony.

BEDROOM 2

A further substantial room with decorative cornicing, picture rail, large window overlooking the front aspect.

BEDROOM 3

Another spacious double bedroom with window overlooking the rear gardens.

BEDROOM 4

A double bedroom with high ceilings, decorative cornicing, wash hand basin with tiled splashback.

BATHROOM

comprising a panelled bath with decorative shelving, twin vanity sinks, separate tiled shower cubicle and separate low level WC.

BATHROOM

comprising a panelled bath, vanity sink, low level WC, extensively tiled walls and flooring, roof light.

SECOND FLOOR**LANDING**

with further storage cupboard and a window to the side aspect.

BEDROOM 5

A large room previously sub divided into two separate bedrooms, dual aspect views to the front and rear aspects, decorative cast iron fireplace, exposed beams.

OUTSIDE

The property is situated behind a high level hedge line to the front,

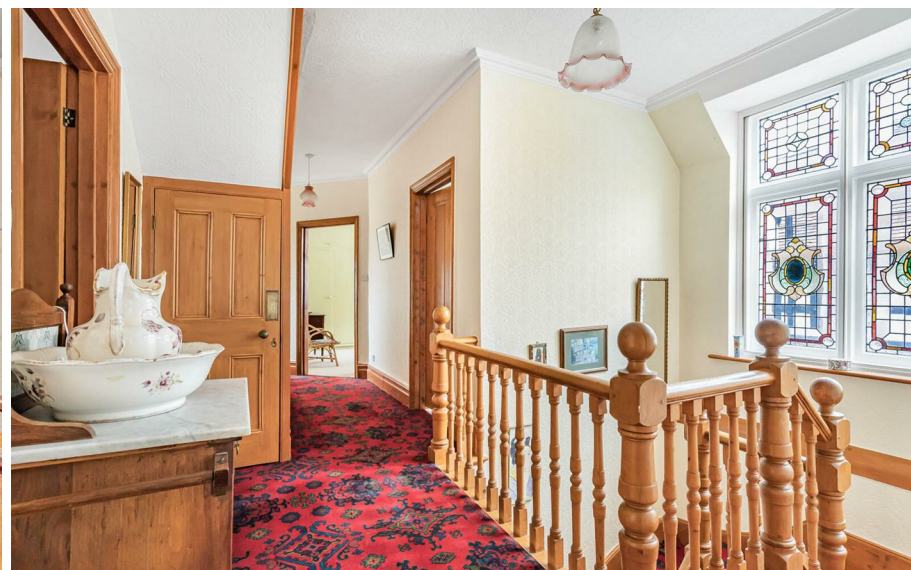
Stunning gardens compartmentalised into an initial gravelled area with flower beds, dividing brick wall, shingled courtyard located off the snug. Opening into a large expanse of traditional lawn with mature flower beds, trees and pathway leading to the rear where a further al fresco dining terrace can be located, ideal for enjoying the morning sunshine and also enjoying sun throughout the day.

COACH HOUSE

Located to the rear of the property is a substantial coach house, dating back to the property's original construction, boasting an abundance of space and offering endless potential uses, a garage, classic car storage, workshops, home office or potential for annexe accommodation or Airbnb, subject to the necessary planning consents.

SALES AGENTS NOTES

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) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Guide Price £900,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk





**Approximate Gross Internal Area 3071 sq ft - 285 sq m
(Excluding Coach House)**

Cellar Area 215 sq ft – 20 sq m
Ground Floor Area 1318 sq ft – 122 sq m
First Floor Area 1176 sq ft – 109 sq m
Second Floor Area 362 sq ft – 34 sq m
Coach House Area 868 sq ft – 81 sq m





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.

