



Vicarage Lane
Newmarket, Cambridgeshire CB8 9SG
Guide Price £450,000

****CHALET BUNGALOW WITH A BIG DIFFERENCE****

A three bedrooms chalet bungalow together with a detached and immaculately presented three bedroom Swedish lodge.

Effectively, this is a six bedroom property which is ideal for business/home working and/or family use.

An exceptionally rare and unique opportunity to purchase a property occupying some wonderful gardens in this highly regarded village.

Woodditton is a pretty village surrounded by undulating countryside, stud farms and woodland. Newmarket is the nearest town and access to Cambridge is simple with a railway station at nearby Dullingham providing regular service to Cambridge, Bury St Edmunds and Ipswich.

This property boasts well-presented accommodation comprising an entrance hall, sitting room with log burning stove and French doors to rear garden, dining room, a well-equipped modern fitted kitchen, bathroom, master bedroom and, to the first floor, two further bedrooms.

Externally the gardens and orchard enjoy an abundance of flower borders and fruit trees and include a range of outhouses providing a pantry, laundry room, machinery store and workshop.

The large driveway to the front/side allows off road parking for numerous vehicles. This property also overlooks some rather special views to front and rear over countryside and paddocks.

The detached Swedish Lodge is split into three separate self-contained en-suite rooms.

Viewings are highly recommended.

EPC (E)

Accommodation Details

Entrance Hall

Large entrance hall with staircase rising to the first floor, wood effect laminate flooring, radiator, doors leading through to:

Living Room 16'8" x 9'11" (5.10 x 3.03)

Television and telephone connection points, wood burning fireplace, decorative lighting, carpeted flooring, radiator, windows to the side aspect and double French door opening out onto rear garden.

Kitchen 14'2" x 8'8" (4.32 x 2.65)

Fitted with a matching range of base and eye level storage units with marble effect work surfaces over, stainless steel sink with drainer and mixer tap over, range cooker with 8 burner gas hob and stainless steel splash back and extractor above, part tiled walls, built in washing machine, space for dishwasher, spotlights, tiled flooring, radiator, windows to the rear aspect and part glazed door leading out to the rear garden.

Dining Room 11'8" x 11'8" (3.58 x 3.56)

Ample room for a dining table and chairs, decorative lighting, wall mounted shelving, wood effect laminate flooring, radiator, window to the front aspect.

Bedroom 1 10'10" x 9'11" (3.31 x 3.03)

Ground floor bedroom with dual aspect windows to the front and side, built in wardrobes, radiator, carpeted flooring.

Bathroom 8'8" x 5'10" (2.65 x 1.79)

Suite comprising low level WC and hand wash basin built into vanity unit, bathtub with shower, heated towel rail, tiled flooring, twin obscured windows to the rear aspect.

First Floor

Bedroom 2 12'9" x 12'4" (3.91 x 3.77)

Built in vanity unit with hand wash basin, television point, access to loft space, radiator, carpeted flooring, window to the rear aspect.

Bedroom 3 / Study 12'9" x 10'10" (3.91 x 3.32)

Telephone connection point, radiator, carpeted flooring, window to the rear aspect.

Outside - Front

Front garden is laid to shingle creating off road parking for multiple vehicles leading around the side of the house to the rear garden and lodges.

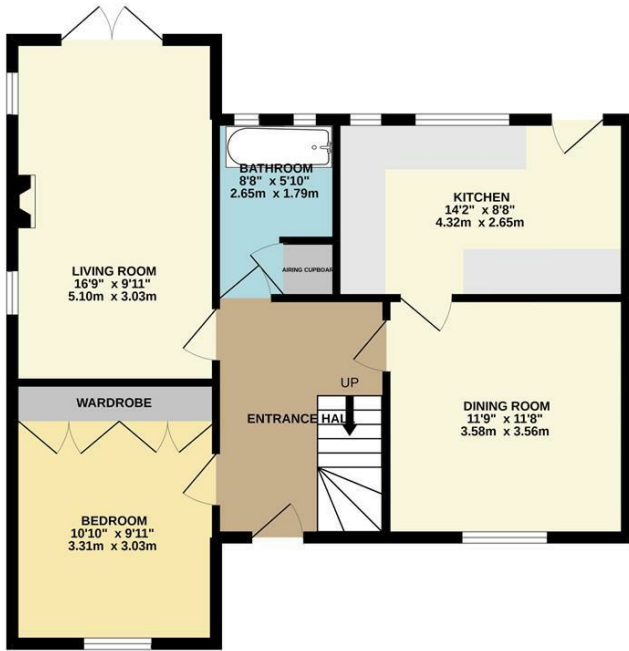
Outside - Rear

Established rear garden mostly laid to lawn with flower borders, fruit trees and outhouses/workshop and a summer house. The garden also contains 3 self contained Swedish style lodges overlooking paddocks the surrounding countryside.

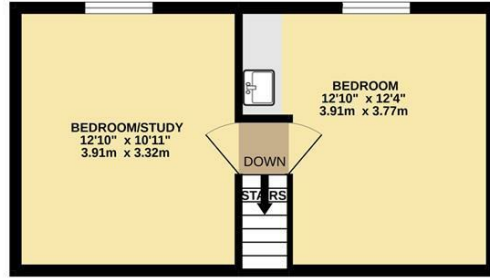
Lodges

Three self contained Swedish style lodges all with en-suites comprising low level WC, hand wash basin and shower cubicle. The lodges benefit from WiFi coverage and would be excellent as a home office or family annex.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

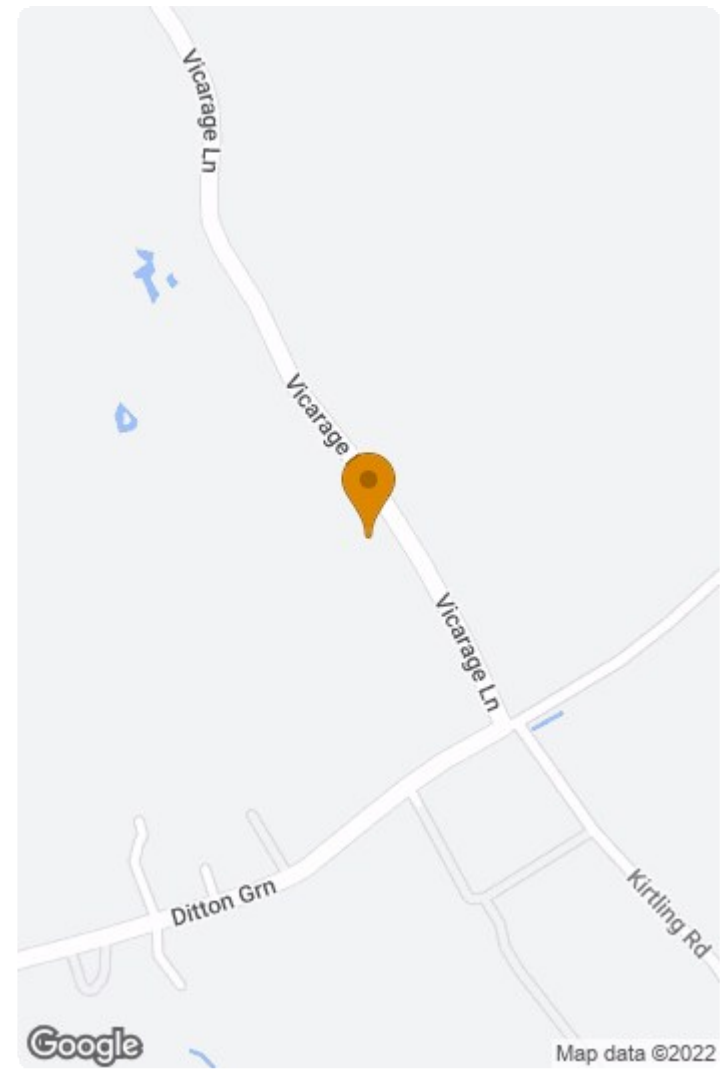


1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 51 | 100 |
| | |
| Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |
| | |
| Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC | |

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