



**Wadebridge Farm**  
**Newmarket, CB8 7NE**  
**Guide Price £975,000**

## Wadebridge Farm , Newmarket, CB8 7NE

A rare opportunity to purchase a substantial detached family home proudly standing in grounds of around 1.2 acres ( subject to survey ) and enjoying a sumptuous range of outbuilding and office facilities providing an appealing mix of use.

Wadebridge Farm lies on the outskirts of Exning and is positioned within easy reach of Newmarket, Cambridge and main roads into the City of London. The nearest village of Exning is within easy reach and the village offers a selection of amenities including a highly regarded primary school, local convenience store and three public houses.

The property has undergone a fully and comprehensive programme of improvements around 2014 and has been cleverly extended to provide fabulous accommodation over two floors. The property boasts three principal reception rooms, kitchen/breakfast room, impressive utility room, cloakroom, four sizeable bedrooms ( ensuite shower to main bedroom with dressing area/walk in wardrobe, further ensuite with jack & Jill doors ) and a refitted bathroom with vaulted ceiling.

A real feature of this property is the various range of outbuildings which could be used for a variety of different purposes and provide oodles of space and options. Boasting annexe with ensuite shower and toilet facilities, two stables, substantial lean to/wood storage area, office facilities, barn, detached storage facilities with roll shutter doors.

EPC (D)

### Accommodation Details:

With storm canopy and double glazed door leading through to the:

#### Entrance Hall

Built in storage, tiled flooring, double glazed window and door to the rear aspect and opening through to the:

#### Living Room 21'0" x 14'10" (6.42 x 4.54)

Generous sized living room with tiled flooring, spotlights to ceiling, radiators, TV connection point and two sets of bi-folds leading out to the rear garden.

#### Reception Room 21'0" x 13'0" (6.42 x 3.97)

With featured fireplace, spotlights, TV connection point, radiator, oak laid flooring, double glazed window to the side aspect and sliding doors to the rear aspect.

#### Hallway

Tiled flooring, oak staircase rising to the first floor and double doors through to the:

#### Dining Room 17'7" x 13'9" (5.36 x 4.21)

Featured fireplace, tiled flooring, double glazed window to the front and side aspect. Opening into the:

#### Kitchen/Diner 17'7" x 10'5" (5.36 x 3.20)

Fitted with a range of matching eye, base and full length storage cupboards with black granite working tops over. Built in appliances to include a Siemens ceramic hob with extractor hood above, oven with built in microwave. Space and plumbing for dishwasher, undermounted stainless steel sink with mixer tap, kitchen island, tiled flooring and double glazed window to the front aspect.

#### Utility Room 15'6" x 10'4" (4.73 x 3.16)

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, tiled splashback area and cupboard housing boiler. Built in electric hob with extractor hood above, oven and space for washing machine and tumble dryer. Tiled flooring, radiator and double glazed window to the front and side aspect.

#### WC

With low level WC and wash basin.

#### First Floor Landing

Tiled flooring, built in wardrobes with sliding doors, radiator, double glazed window to the side aspect and skylight.

#### Bedroom 1 17'7" x 13'9" (5.36 x 4.21)

Double bedroom with fitted wardrobes, radiator, oak laid flooring, double glazed windows to the front and side aspect, door through to the:

#### Ensuite

Three piece bathroom suite comprising of a concealed WC, wash basin with vanity cupboard under and above, walk-in shower with wall mounted shower and Rainfall shower head, part tiles walls and double glazed window to the front aspect.

#### Bedroom 2 15'6" x 10'4" (4.73 x 3.16)

Double bedroom with fitted wardrobes, radiator, oak laid flooring, double glazed windows to the front and side aspects, door through to the ensuite.

#### Bedroom 3 13'0" x 11'4" (3.97 x 3.46)

Double bedroom with fitted wardrobes, oak laid flooring, radiator, double glazed windows to the side aspects. Door through to the walk in wardrobe and ensuite.

#### Walk In Wardrobe

With a variety of shelving, drawers and railings. Double glazed window to the rear aspect.

#### Ensuite 2

Three piece bathroom suite comprising of a low level WC, bowl sink with vanity under, walk-in shower cubicle, tiled walls and flooring, heated towel rail and double glazed window to the side aspect.

#### Bedroom 4 17'0" x 16'7" (5.20 x 5.06)

Oak laid flooring, built in wardrobe with sliding doors, radiator, double glazed window to the rear aspect and corner window with seating.

#### Bathroom

Luxury bathroom suite comprising of a concealed WC, two bowl sinks with vanity under and LED wall mounted mirrors, full length cupboards, free standing bath with Rainfall shower head above, tiled walls and flooring, heated towel rail and skylight.

#### ANNEX 24'4" x 18'2" (7.44 x 5.54)

With radiators, skylight, exposed beams and door through to the:

#### Shower Room

Low level WC, wash basin, enclosed shower cubicle and radiator.

#### OFFICE 27'5" x 14'5" (8.37 x 4.40)

Tiled flooring, air-condition unit, exposed beams, kitchen area, skylights, windows to the front aspect and door through to the WC and meeting room.

#### Meeting Room

Tiled flooring, window to the front aspect and skylight.

#### WC

Low level WC, wash basin and window to the side aspect.

#### Barn 72'0" x 26'10" (21.95 x 8.20)

With an large amount of room for storing vehicles/equipment.

#### Stable 21'0" x 15'5" (6.41 x 4.72)

With door to the side.

#### Stable 19'2" x 15'5" (5.85 x 4.72)

With door to the side.

#### Storage/Workshop 47'10" x 14'1" (14.58 x 4.31)

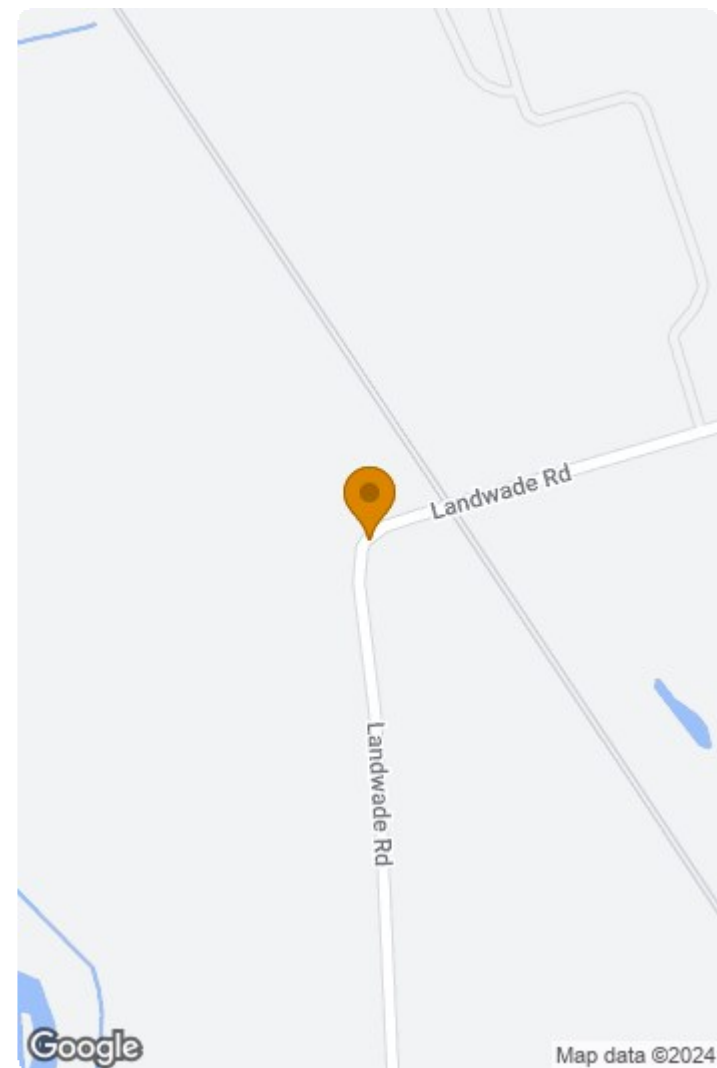
Extensive shelving, power and lighting, shutter doors and flood light.

#### Outside - Front

Extensive gravelled driveway leading up to the office.

#### Outside - Rear

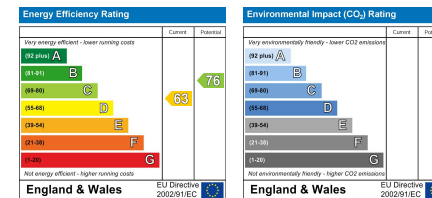
Beautifully established rear garden with lawn area, outdoor swimming pool, variety of trees, shrubs and flowers and paved patio seating area.



WADEBRIDGE FARM, CB8 7NE

TOTAL FLOOR AREA : 8938 sq.ft. (830.4 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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