



THE STREET
KIRTLING

Carter Jonas

THE STREET KIRTLING NEWMARKET CB8 9PB

- Dullingham railway station - approx. 4.5 miles
- Newmarket - approx. 5 miles
- Cambridge - approx 14 miles

· Four/five bedrooms · One/two reception rooms ·
Kitchen/breakfast room · Conservatory · Utility room ·
Two bathrooms · Gated driveway with ample parking ·
Large gardens with beautiful views · Detached studio ·
EPC rating E

DESCRIPTION

This spacious property is situated on a generous plot in the charming Suffolk village of Kirtling. Nestled near the renowned racing town of Newmarket, the historic market town of Bury St Edmunds, and the vibrant city of Cambridge, this cottage offers a prime location. The village boasts the nearby Red Lion public house, a recreational field with a modern village hall, and both Roman Catholic and Anglican Churches, providing a sense of community. The cottage itself boasts breathtaking views, surrounded by picturesque countryside and wooded areas. Inside, the flexible layout features two reception rooms, a spacious kitchen with an AGA stove, a convenient utility room, two bathrooms, four bedrooms, a cozy conservatory, and a large timber garden room/studio.

OUTSIDE

The well-established gardens envelop the entire property, with lush lawns, various seating areas, and a delightful assortment of shrubs, plants, trees, and hedges, creating a tranquil and inviting outdoor space. The property is easily accessible via a spacious gravel driveway, offering ample parking for your convenience.

AN ABUNDANTLY CHARMING AND FANTASTICALLY PRESENTED FOUR/ FIVE BEDROOM DETACHED COTTAGE BOASTING AN IDYLIC POSITION IN THE SOUGHT AFTER VILLAGE OF KIRTLING



LOCATION

The village of Kirtling is situated approximately 5 miles southeast of Newmarket, surrounded by attractive countryside and mixed woodlands. Local amenities include a village hall and traditional public house The Red Lion. Kirtling is within the catchment area for both Cheveley Primary School (3.9 miles) and Bottisham Village College (12.2 miles). A bus is provided to and from both schools. There is also schooling available at Kettlesfield Primary School in Stetchworth (6.1 miles), however there is no bus service. Independent schooling is available at Barnardiston, Newmarket and a selection of renowned schools are found in Cambridge along with its world-famous University colleges and a full range of cultural, shopping, and recreational facilities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

Local Authority: East Cambridgeshire District Council.

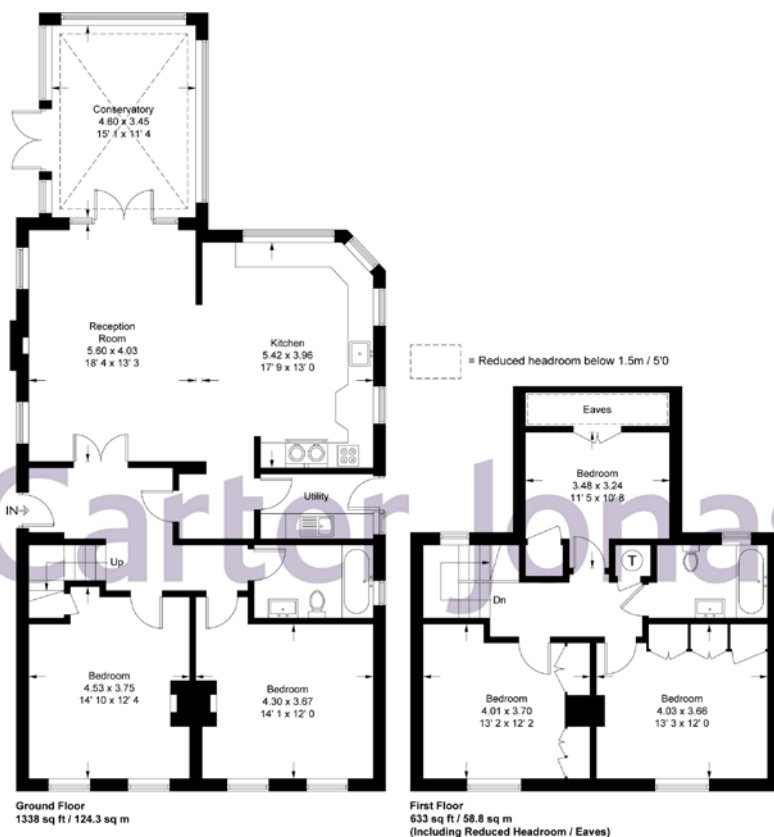
Council Tax: Band F

Viewings: : Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330

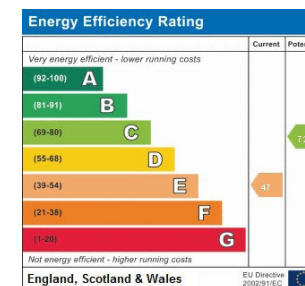


The Street

Approximate Gross Internal Area = 1946 sq ft / 180.8 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 25 sq ft / 2.3 sq m
Total = 1971 sq ft / 183.1 sq m



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