



**DULLINGHAM LEY**  
Dullingham

Carter Jonas

# **DULLINGHAM LEY, DULLINGHAM, NEWMARKET, CAMBS, CB8 9XG**

- Cambridge City Centre - approx. 12 miles
- Newmarket - approx. 4 miles
- Dullingham Railway Station - approx. 1.5 miles

Over 2,900 sq.ft of accommodation • Large plot •  
Idyllic village setting • Several sizeable outbuildings •  
Converted chapel • South-facing balcony • EPC rating E

## **DESCRIPTION**

An idyllically positioned, sizeable and beautifully presented detached converted chapel boasting endless character with over 2,900 sq.ft in the Cambridge village of Dullingham. The stunning and tranquil setting presents the best of both worlds being only 12 miles from Cambridge city centre. The accommodation comprises two large reception rooms, a study, inner hall, four double sized bedrooms and three bathrooms. Externally offering ample driveway parking, several outbuildings and beautifully presented mature grounds.

## **GROUND FLOOR**

The vast and versatile ground floor offers two large and inviting reception rooms, that are effectively open to one another. The sitting room occupies the original chapel boasting a vaulted ceiling with a mezzanine platform and an inset woodburning stove. The kitchen/dining room forms the most recent extension with a stylishly fitted kitchen with a centralised island, ample dining space and floods of natural light from the several windows and French doors.

**AN IDYLLICALLY POSITIONED, SIZEABLE AND BEAUTIFULLY PRESENTED DETACHED CONVERTED CHAPEL BOASTING ENDLESS CHARACTER WITH OVER 2,900 SQ.FT IN THE CAMBRIDGE VILLAGE OF DULLINGHAM.**



The sizeable ground floor bedroom enjoys a pleasant south-facing aspect with French doors leading to the garden terrace and access to an en-suite. The remaining ground floor offers a further bedroom, inner hall, shower room and utility room.

#### **FIRST FLOOR**

The principle bedroom is vast and stunning with a balcony over-looking the south aspect of the garden. The en-suite is luxurious and the room has ample fitted storage. There is a further bedroom on the first floor.

#### **OUTSIDE**

The established and uniformed grounds are a huge asset to the property with two driveways providing ample parking, three large outbuildings consisting of a double garage, triple garage and a sizeable workshop and a wrap-around garden offering endless character and charm.

The triple garage in particular presents significant development potential for either an attached extension to the property or a detached annexe or home office (subject to planning).

The gardens are predominately lawned with several seating areas, including a stable block that has been converted into an outside hosting space with a timber gazebo for further seating. The grounds are wonderfully decorated with an impressive and mature selection of shrubs, trees and plants throughout.

#### **LOCATION**

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles and the M11 16 miles.





## ADDITIONAL INFORMATION

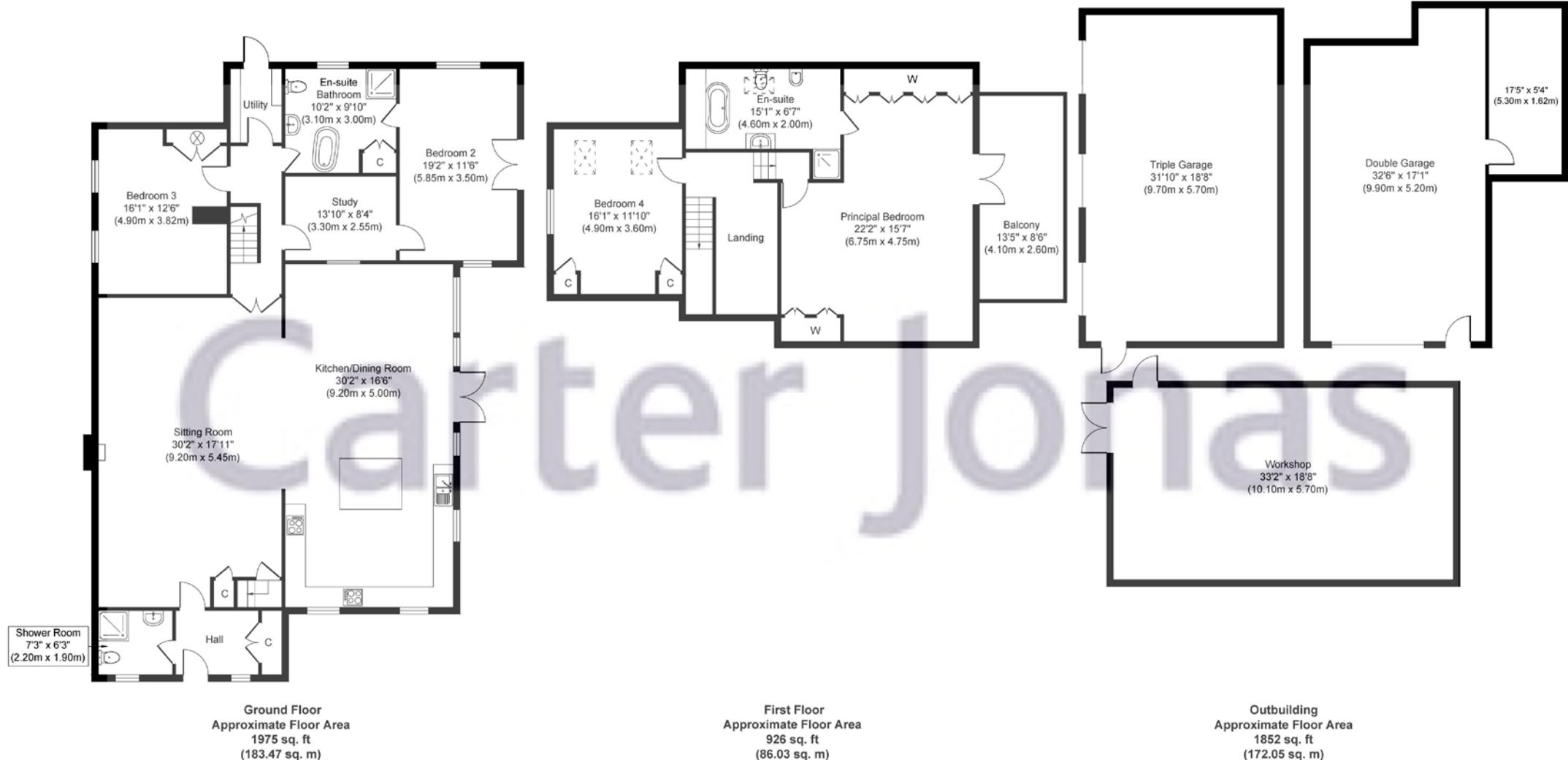
**Tenure:** Freehold

**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

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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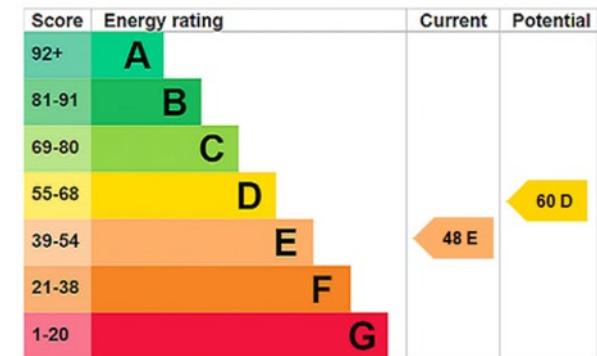
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