



CENTRE DRIVE
Newmarket

Carter Jonas

CENTRE DRIVE, NEWMARKET, CAMBS, CB8 8AP

- Cambridge - approx. 13 miles
- Bury St Edmunds - approx. 14 miles
- Newmarket Railway Station - approx. 1.1 miles

An impeccable peaceful setting • Gated driveway & three bay car-port • Far reaching countryside views • Leisure suite (gym) • Tennis court amongst mature grounds • Five sizeable reception rooms • Five double sized bedrooms • Five bathrooms • Two balconies, both of which south-east facing • EPC rating E

DESCRIPTION

The property enjoys a tranquil setting with countryside and paddock views to the rear and woodland to the front. The unparalleled style and quality throughout is hugely impressive, whilst boasting luxury and flawless architecture through the significant extensions over recent years. Externally enjoying gated driveway parking, a three bay car-port, a leisure suite (gym), detached studio, tennis court and beautifully mature and sizeable gardens.

ACCOMMODATION

GROUND FLOOR

The sizeable entrance hall floods with natural light and enjoys a tiled floor and fitted storage. The reception rooms include a sitting room, dining room, snug, study and sun-room. The kitchen/breakfast room is largely open and stylish fitted with a bespoke kitchen with stone worktops and integrated appliances including a dishwasher, microwave and wine cooler.

A TRULY SPECIAL AND IDYLICALLY POSITIONED FIVE-BEDROOM DETACHED HOUSE BOASTING AN IMPECCABLE LEVEL OF DESIGN AND SIZE IN ABUNDANCE CLOSE TO 5,000 SQ.FT OF ACCOMMODATION AND GROUNDS MEASURING CLOSE TO TWO ACRES.





FIRST FLOOR

Entering onto a large galleried landing with masses of natural light and fitted storage. The master bedroom boasts a large dressing room with fitted storage, a stylish and sizeable ensuite and a south-east facing balcony. The second bedroom also enjoys a balcony and an ensuite. The two further bedrooms on this floor are both double in size and are positioned to the front of the property. The bathroom is enormously impressive with a freestanding bath, shower, vanity sink unit, WC and heated towel rail.

SECOND FLOOR

Offering an additional bedroom with eaves storage and Velux windows to both front and rear aspects, and an ensuite which is extensively tiled with a bath, vanity sink unit, WC and heated towel rail.

OUTSIDE

The vast yet tranquil grounds measure approximately two acres, accessed via metal entrance gates opening to the large gravel driveway providing ample parking and access to the triple car-port, that in turn boasts a home gym above it with a further bathroom and a sauna. The grounds are predominately lawned with various seating terraces, a small pond, tennis court and a stable block that has been partially converted. The gardens are impressively established enjoying plenty of mature trees, shrubs, hedging and plants throughout.

LOCATION

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.





ADDITIONAL INFORMATION

Tenure: Freehold

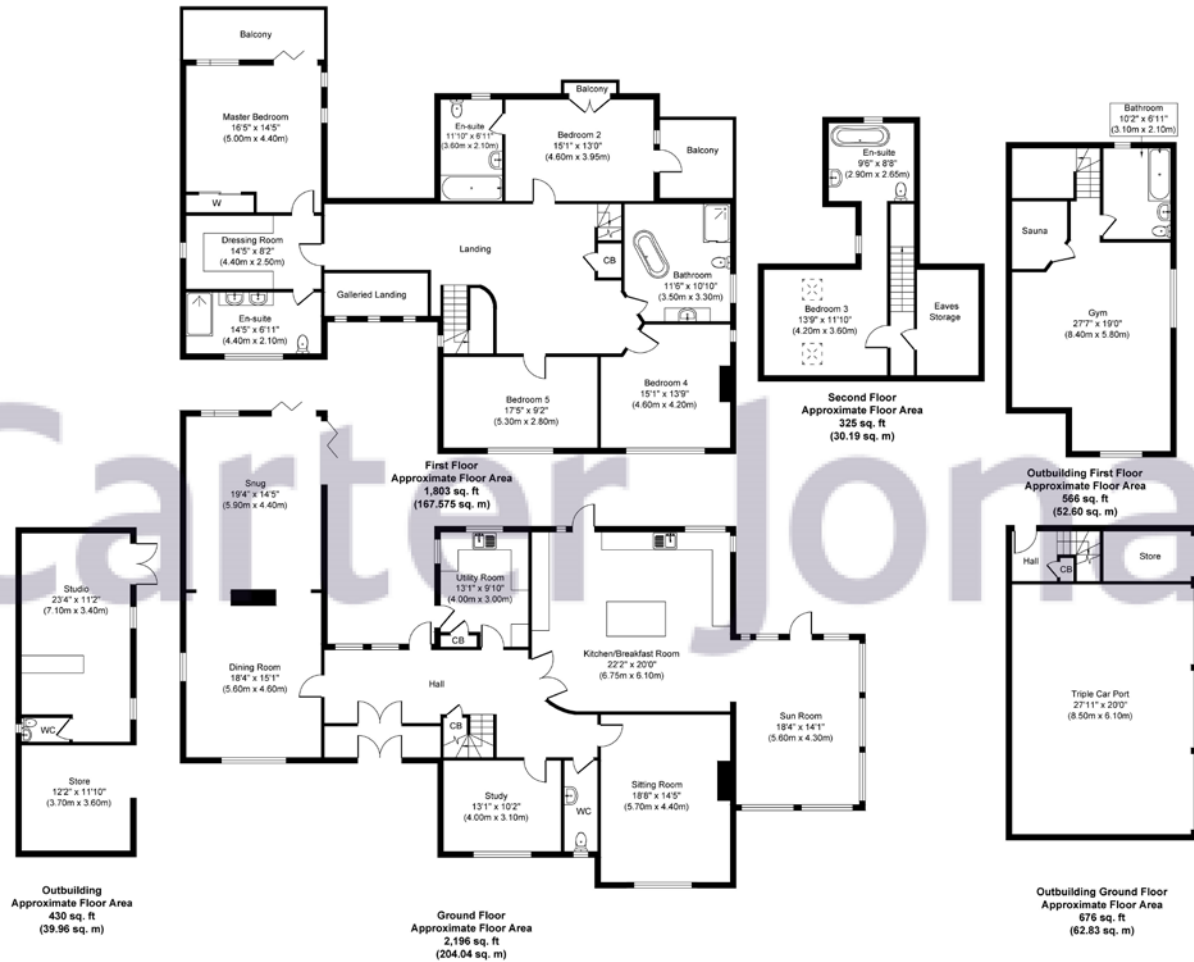
Services: Air source heat pump heating, with an oil boiler back-up. Partial underfloor heating. Mains water, drainage and electricity. There is air conditioning in the gym area. There is a 4-camera CCTV system

Local Authority: West Suffolk 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. 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
Very energy efficient - lower running costs		
(90-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge South 01223 403330
cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
 Offices throughout the UK

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