



NEW HOUSE
Lidgate, Suffolk

Carter Jonas

NEW HOUSE, BURY LANE, LIDGATE, NEWMARKET, SUFFOLK, CB8 9PX

- Newmarket 7 miles
- Haverhill 11 miles
- Bury St Edmunds 15 miles
- Cambridge 25 miles

Entrance hall • Living room • Dining room • Kitchen
Utility room • Cloakroom • 3 double bedrooms • Single
bedroom • Family bath/shower room • Separate toilet
Garden • Integral garage

DESCRIPTION

New House is a remarkable family home, offering spacious accommodation throughout, whilst being tucked away in a semi-rural location.

The entrance hall provides access to a spacious living room, with double doors to the gardens. A formal dining room links well to the newly modernised kitchen, with fitted integral appliances, ample storage and worktop space, with a utility adjacent, and a downstairs cloakroom.

Upstairs via a spacious landing, offers access to the principal bedroom, as well as two further double bedrooms and a family bathroom, with an additional cloakroom.

OUTSIDE

The property is approached from a gravelled track and sits in impressive gardens of 2.2 (sts), which is mainly laid to lawn, with established mature trees and hedging, all boasting exceptional rural views.

To the front offers ample parking and a double garage with electric doors. The rear has an alfresco dining space, formal gardens and stunning, rolling countryside views.

A STUNNING MODERN PROPERTY, OFFERING WELL PRESENTED AND GENEROUS ACCOMODATION, WITH LARGE GARDENS OF 2.2 ACRES WITHIN A SHORT COMMUTE TO BOTH CAMBRIDGE AND NEWMARKET.



LOCATION

This charming rural village is well regarded being a conservation village of character and has a very popular public house, The Star at Lidgate, within very easy striking distance of the property. Lidgate is located 7 miles from Newmarket which offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club.

Newmarket is world famous as the headquarters of British racing, with some of the finest racing in the world is seen on Newmarket's two racecourses. The thriving market town of Bury St Edmunds and the University City of Cambridge offer a wider range of amenities.

There is easy access to the A14, A11 and M11 and via these to Stansted and London. There is a branch line rail connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest train taking under one hour. Stansted International Airport being approximately an hour's drive.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage & electricity
Oil fired central heating

Local Authority: West Suffolk District Council

Council Tax: Band D

Viewing: By appointment with Carter Jonas
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What3Words: ///champions.installs.galaxy



New House, Lidgate, Suffolk
 Approximate Gross Internal Area
 195 Sq M/2099 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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