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## LOWER FARM, UPEND, NEWMARKET, CAMBS, CB8 9PH

- Newmarket - approx 5.5 miles
- Dullingham station - approx 7 miles
- Bury St Edmunds - approx 13 miles
- Cambridge - approx 15 miles

4 Bedrooms • 3 Reception rooms • 4 Bathrooms •  
Period charm • No chain • 0.575 acre plot • Picturesque  
setting • Large open barns • Electric car charging point •  
EPC rating D

### DESCRIPTION

The versatile and sizeable accommodation boasts an impeccable standard of finish throughout comprising an entrance hall, three large reception rooms, a kitchen/ breakfast room, cloakroom, four double sized bedrooms and four bathrooms. Externally enjoying ample driveway parking, an array of outbuildings (one of which currently utilised as a gym) and a sizeable predominately lawned rear garden with uninterrupted countryside views.

With no chain, this farmhouse is a unique opportunity to embrace a lifestyle of serenity and sophistication. Contact us to arrange a viewing and discover the charm and luxury that define this exceptional property.

### OUTSIDE

Nestled in a rural location, the property provides breathtaking south facing views, offering a tranquil escape. The expansive garden, spanning approximately 0.575 acres, features a patio for outdoor dining and entertaining. Abundant parking adds to the convenience, while large open fronted barns/car ports provide versatile spaces for various purposes. A cellar and an outside undercover eating area further contribute to the property's allure.

**AN EXCEPTIONALLY WELL-PRESENTED AND ABUNDANTLY CHARMING  
GRADE II LISTED HOUSE OFFERING AROUND 3,500 SQ.FT OF  
ACCOMMODATION AND AN IDYLIC SETTING WITH FAR-REACHING  
COUNTRYSIDE VIEWS.**





## LOCATION

Lower Farm is set in unspoilt countryside, in the charming rural hamlet of Upend. The neighbouring village of Cheveley offers local services with a shop/Post Office, primary school, Church, and public house. The nearby horseracing town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants, and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 36 miles.

## AGENTS NOTES

The image depicting the newly established boundary via a red line does not currently align with the title plan. Speak with Luke Johnson at Carter Jonas for further details on this matter.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage.

**Local Authority:** East Cambridgeshire District Council

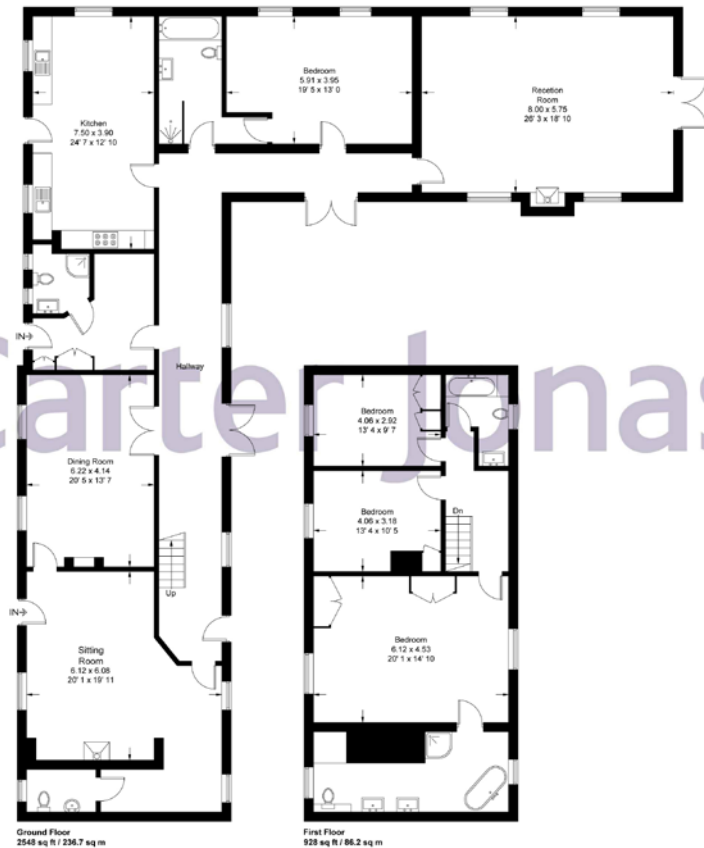
**Council Tax:** Band F

**Viewings:** Strictly by appointment with the selling agents  
Carter Jonas 01223 403330

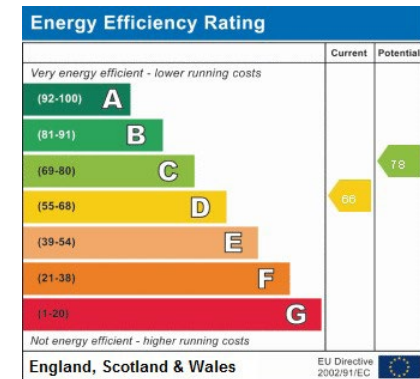


## Lower Farm, Upend

Approximate Gross Internal Area = 3476 sq ft / 322.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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