

CHIPPENHAM HILL

MOULTON, NEWMARKET, SUFFOLK

JACKSON-STOPS



AVAILABLE FOR THE FIRST TIME IN NEARLY 40 YEARS - A VERY PRIVATE AND SECLUDED COUNTRY HOUSE SITUATED IN A COMMANDING POSITION AT THE HEAD OF A TREE LINED DRIVE WITH INDOOR SWIMMING POOL, TENNIS COURT AND GARDENS AND GROUNDS OF 3.62 ACRES. SELF-CONTAINED OFFICE BUILDING WITH SEPARATE FLAT BOTH LET WITH OVER £38,000 RENTAL INCOME



MAIN HOUSE

- Private elevated location
- Striking Distance of the A14 / A11 and Kennett Station
- Stunning Blend of Period Features with Modern finishes
- Large Reception Hall with Cloakroom
- Kitchen/Breakfast Room, Adjoining Snug, Utility Room and Cellar
- Dining Room
- Sitting Room
- Large Indoor Pool with shower rooms and leisure area
- Principal Bedroom with En Suite and bespoke Neville Johnson appointed Dressing Room
- Guest Bedroom with En suite
- Two Further Bedrooms (one En suite)
- Family Bathroom

OFFICE BUILDING & SEPARATE FLAT

- Ground Floor with Reception Area, Three Open Plan Offices, Staff Room, Kitchenette, Integral Store / Former Double Garage
- First Floor with Open Plan Office, Meeting Room / Private Office
- First Floor Flat with Open Plan Kitchen / Dining Area, Sitting Room, Two Bedrooms, Shower Room

GARDENS & GROUNDS

- Tree Lined Drive
- Large Parking Area
- Cart Lodge Garage
- Summer House, Garden Shed
- Expansive Lawns and Borders
- Kitchen Garden
- Floodlit Tennis Court
- Breeze House and Alfresco Dining Area
- In all approximately 3.62 acres

THE PROPERTY

Available for the first time in nearly 40 years, Chippenham Hill is a stunning country house built of painted brick under a peg tile roof with double glazed windows throughout. The property combines versatile family living and grand entertaining along with superb leisure facilities and an impressive let rental income from commercial and residential entities, with near term potential to revert to alternative private residential, leisure or business uses.

With origins from the 1920's and having been extended to provide a large indoor swimming pool, the interior accommodation has been regularly updated to be commensurate with modern living requirements, which most recently have included a fine Neville Johnson appointed centrepiece dressing room to the principal bedroom suite.

The interior accommodation extends to around 5,856 sq ft and orientates around a sweeping entrance hall with cloakroom and stairs to the first floor. Flanking the hall, both the sitting room - with fireplace and doors

















to the terrace and dining room, each boast dual aspects with fine westward views over adjoining paddocks and woodland towards Folly Hill, a local landmark.

The fully fitted kitchen / breakfast room is complemented with a utility room, cloakroom, air conditioned cellar, together with adjoining snug.

To the rear, there is a study opening into a garden room link to the swimming pool room with doors opening out onto three sides, shower / changing facilities and leisure area.

The first floor orientates around a galleried landing with the principal bedroom suite arranged in a private wing with separate corridor, large bedroom, Neville Johnson appointed dressing room and en suite bathroom. There are three further bedrooms, two with en suite facilities and an impressive family bathroom.



LOCATION

Chippenham Hill is set in a very private yet commanding location on a wood fringed ridge surrounded by paddocks and overlooking the Kennett Valley, a short distance from the village of Moulton. Moulton is a delightful village surrounded by undulating Suffolk countryside, close to the Cambridgeshire border, just three miles from Newmarket and centered around the large village green, with playing fields, open meadows and a stream.

The tower of the imposing St Peter's church, dating back to the 13th century and the stone built 15th century Packhorse Bridge are splendid features of this village.

Amenities include a nationally acclaimed Primary School - rated 'Outstanding' by Ofsted, the renowned Packhorse Inn and Moulton Village Stores. The nearby horseracing town of Newmarket offers a good range of amenities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pool and a golf club.

Moulton is easily commutable to Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14, A11 and M11 and a branch line connection from Newmarket to Kennett, Cambridge and Ipswich. Cambridge, Cambridge North, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 43 miles.

Distances: Cambridge 18 miles, Bury St Edmunds 12 miles, Stansted Airport 43 miles, London 72 miles.


Flat

SELF-CONTAINED OFFICES & FLAT

Located to the north of the house and converted and extended by the current owner as a business base, with ancillary residential accommodation, both are currently let producing a combined income of £38,800 per annum. The commercial lease is terminable with 6 months' notice with a passing rent of £19,000 per annum, whilst the residential tenancy commenced on 19th May 2025 and now continues as an assured periodic tenancy with a passing rent of £1,650 pcm.

The office accommodation extends to 2,533 sq ft and arranged over two floors with reception area, large open plan work area, two offices, staff room with kitchenette, former double garage converted to an integral store. First floor with open plan working area and meeting room / private office.

Separately accessed from a ground floor entrance with stairs to the first floor, the flat is light and airy and extends to 1,048 sq ft with open plan kitchen / dining area, sitting room, two double bedrooms and shower room.


Office



Office


Office



OUTSIDE

Chippenham Hill is encompassed within mature gardens and grounds at the head of a tree lined drive flanked by a long lawn and with views of a neighbouring paddock and woodland beyond. There is an expansive gravelled parking area serving both the house and office building with a feature circular drive to the front. Adjoining the house to the west is an alfresco dining terrace with breeze house and steps down to a sweeping lawn area leading to a recently refurbished tennis court with floodlights.

Above this a further compartmented garden area comprising lawn, borders and a summer house, with large mature trees adjacent to the boundary providing shelter. To the north is the kitchen garden with greenhouse and raised beds, together with a further lawn area with borders and an impressive cart lodge garage with roller shutter doors, power and light, separated by a wall with electric wrought iron gates giving access to the gravelled drive.





PROPERTY INFORMATION

Services: Mains water and electricity. Private drainage. Oil fired central heating via radiators. Oil fired pool heating.

Tenure: The property is owned freehold with vacant possession of the house, and subject to the lease and tenancy of the offices and flat.

Council Tax: Main House - Band H - Current annual charge: £4,692.90

Flat - Band B - Current annual charge: £1,825.02

Office Business Rates: The Ratable Value is £16,000 with rates subject to a supporting small business discount.

Local Authority: West Suffolk Council - T: 01284 763233.

Broadband Speed: Ofcom states speed available up to 15 mbs.

Moblie Signal/Coverage: Yes

what3words: ///childcare.puzzle.frown

Note: Certain light fittings will be retained by the vendor.

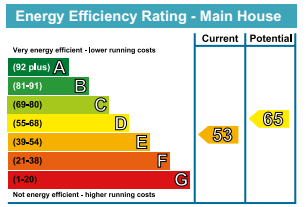
Viewing: Strictly by appointment only through sole agent, Jackson-Stops - T: 01638 662231.

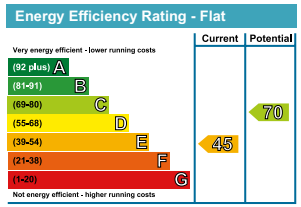
DIRECTIONS (CB8 7PL)

The property can be found using the post code. From the clock tower in Newmarket proceed onto Old Station Road before turning immediately left into Moulton Road. Proceed to the village and turn left into Chippenham Road. Proceed through the village and just before the school, turn left into School Road. Proceed for just over 0.5 mile before the entrance gates to Chippenham Hill can be found on the right hand side.

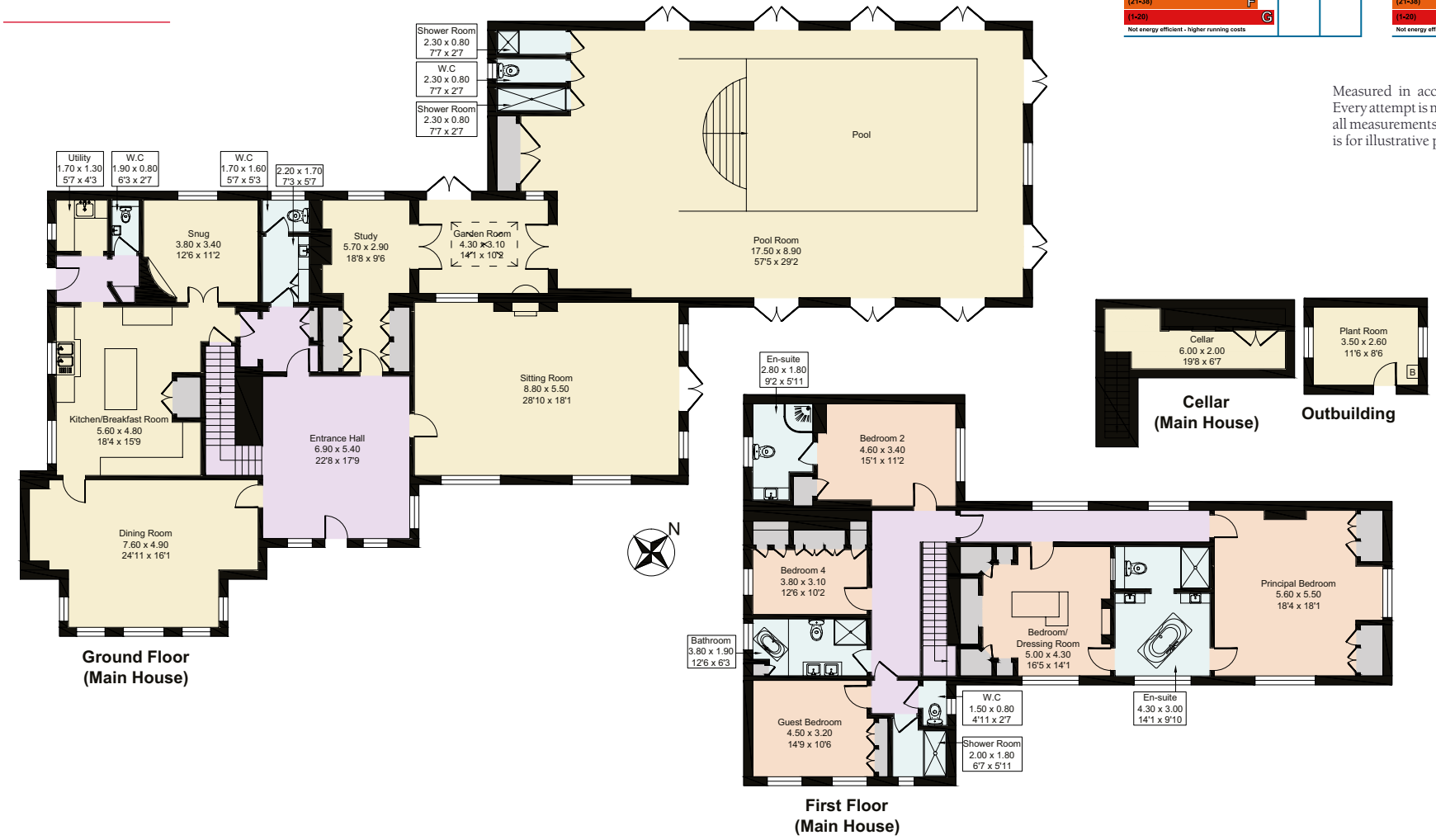
CHIPPENHAM HILL

APPROXIMATE GROSS INTERNAL AREA:
MAIN HOUSE = 544.0 SQ M / 5856 SQ FT
(EXC. OUTBUILDING)
OUTBUILDING = 9.1 SQ M / 98 SQ FT





Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

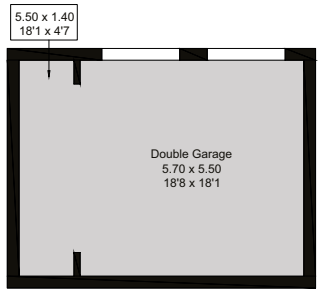


Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

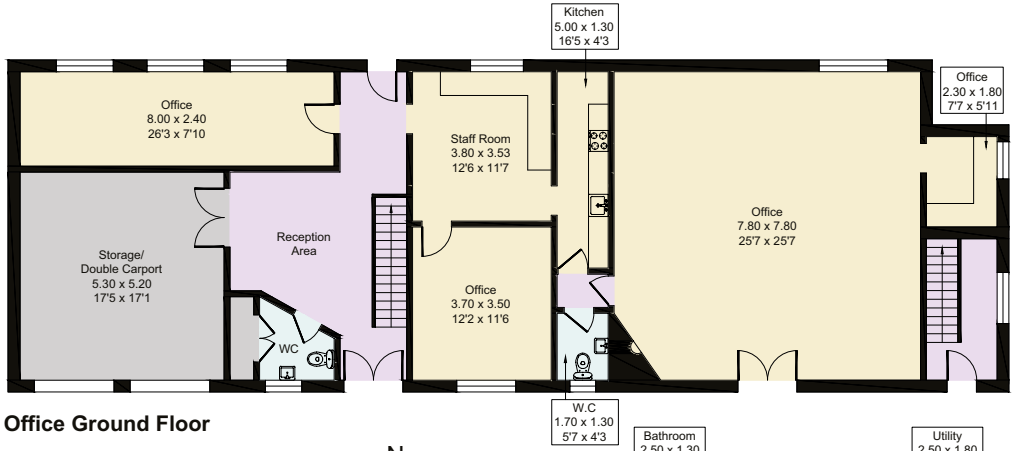
OFFICES & FLAT

APPROXIMATE GROSS INTERNAL AREA:
OFFICE AREA = 235.3 SQ M / 2533 SQ FT
FLAT AREA = 97.3 SQ M / 1048 SQ FT
GARAGE AREA = 39.8 SQ M / 429 SQ FT
TOTAL = 372.4 SQ M / 4010 SQ FT

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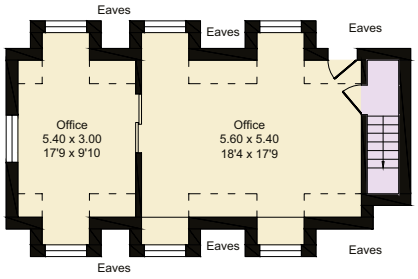


Garage

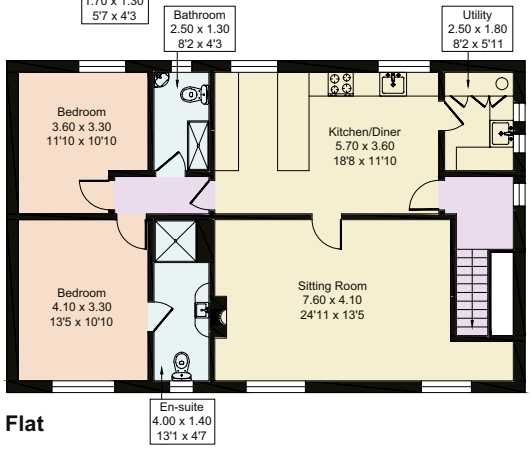


Office Ground Floor





Office First Floor



Flat







NEWMARKET
01638 662231
newmarket@jackson-stops.co.uk
jackson-stops.co.uk

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PROPERTY EXPERTS SINCE 1910