



4 THE COURTYARD  
DULLINGHAM, CAMBRIDGESHIRE

JACKSON-STOPS 

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## 4 THE COURTYARD

32 STATION ROAD, DULLINGHAM, NEWMARKET, SUFFOLK, CB8 9UP

TOTAL APPROX. FLOOR AREA 3,174 SQ FT / 294.8 SQ M

A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS CONVERTED GEORGIAN GRADE II LISTED FORMER COACH HOUSE AND STABLES WITH LANDSCAPED GARDENS.



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## DISTANCE

DULLINGHAM TRAIN STATION 0.7 MILES

NEWMARKET 4 MILES

CAMBRIDGE 13 MILES

BURY ST EDMUNDS 18 MILES

LONDON 66 MILES

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## GROUND FLOOR

- Entrance Hall
- Kitchen/Dining/Sitting Room
- Library/Drawing Room
- Former Garage/Gym/Office
- Utility Room
- Cloakroom

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## FIRST FLOOR

- Galleried Landing
- Principal Bedroom with En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room
- Bedroom 3
- Family Bathroom
- Store Room

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## OUTSIDE

- Driveway with Parking
- Partly Walled Landscaped Garden



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## THE PROPERTY

4 The Courtyard is a superbly presented and deceptively spacious skillfully converted Grade II Listed Georgian former coach house and stables with landscaped gardens. This well located property has brick elevations under a slate roof. The light and spacious accommodation extends to 3,174 sq ft with double glazing, exposed beams and vaulted ceilings.

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## HISTORY

4 The Courtyard forms part of the former coach house and stables of the neighbouring Dullingham House, which has been beautifully converted to provide a superbly presented and unique property of enormous character and charm. The property is understood to date back to the early 18<sup>th</sup> century and is Grade II Listed, comprising mellow red brick elevations under a hipped slate roof with many original Georgian paned windows, some which are of particular note being oval in shape.

The welcoming **entrance hall** has a window to the front, stairs to the first floor, understairs storage, ceiling light and Amtico floor. The spacious open plan **kitchen/dining/sitting room** is triple aspect with windows to both sides and rear, doors to the garden, base and eye level units, wood and granite worktops, double inset sink with drainer and insinkerator, integrated appliances including a four ring induction hob, two ovens/grill, fridge/freezer, dishwasher, wine rack, built-in cupboards, wood burning stove with a brick hearth and wooden mantelpiece, recessed ceiling downlights and Amtico floor. The impressive, vaulted **library/drawing room** is double aspect with windows to both sides including distant paddock views, bookcases, storage cupboards, split level with stairs to additional bookcases, ceiling lights and Amtico floor.



The useful **utility room** has a window to the rear, base and eye level units, wood worktops, stainless steel sink with drainer, space and plumbing for a washing machine and tumble dryer, ceiling light and Amtico floor. The **cloakroom** has a wash basin with vanity unit below, w/c, wall paneling, recessed ceiling downlights and tiled floor. The **former garage/gym/office** has a door to the garden, double doors to the front, wood worktops, storage cupboards, cupboard housing the boiler, stairs to the store room and wood effect floor. The **store room** has built-in wardrobes, ceiling lights and wood effect floor.

The **galleried landing** has roof lights, airing cupboard and recessed ceiling downlights. The unique **principal bedroom** is double aspect with windows to the front and rear, built-in wardrobes, stairs to the en-suite bathroom and recessed ceiling downlights. There is a wash basin with vanity unit below just off the en-suite bathroom as you go up the stairs. The well finished **en-suite bathroom** has a window to the front, wash basin with vanity unit below, w/c, bath, tiled walk-in shower cubicle, bidet, cupboard housing the hot water tank, recessed ceiling downlights and tiled floor. **Bedroom 2** is double aspect with windows to both sides, built-in wardrobes and recessed ceiling downlights. The **en-suite shower room** has a pedestal wash basin, tiled walk-in shower cubicle, extractor fan and tiled floor. **Bedroom 3** has a window to the side, roof light, built-in wardrobes, shelving and recessed ceiling downlights. The **family bathroom** has a window to the rear, wash basin with vanity unit below, w/c, bath with shower attachment, wall paneling, recessed ceiling downlights and tiled floor.



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## OUTSIDE

4 The Courtyard is approached by a sweeping **driveway** leading to a courtyard setting with **parking** for several vehicles. To the **front** of the property is a delightful landscaped courtyard garden with a range of ironstone cobbles, brick and paving slabs on different levels, a good sized lawn, flower and shrub beds, mature trees, shed and outside lighting. The south-east facing **landscaped garden** is enclosed by brick walls, hedging and fencing with a raised decking area, a paved terrace perfect for family entertaining, well stocked flower and shrub beds, mature trees, gravel walkways, pedestrian gate to the side, external power, lighting and water tap.

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## LOCATION

4 The Courtyard is set in the heart of the village of Dullingham, but within walking distance of the Railway Station. This desirable and picturesque Cambridgeshire village has a public house, village green, community hall, duck pond and fine church. The neighbouring village of Stetchworth has good local amenities including a highly regarded village school (within catchment for Bottisham Village College) and nursery, sports centre with tennis and squash courts and a Post Office/shop. Newmarket, just three miles away, offers an extensive 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 and is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and the Jockey Club. Dullingham is particularly commutable to the University City of Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Dullingham and Newmarket to 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 forty minutes' drive.



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## DIRECTIONS CB8 9UP

From Newmarket High Street take the B1061 to Dullingham. Turn right at the crossroads into Station Road and the entrance to the driveway to 4 The Courtyard is located after a short distance on the right.

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## PROPERTY SERVICES

**SERVICES:** Mains water, electricity and drainage. Oil fired central heating.

**TENURE:** The property is freehold with vacant possession on completion.

**COUNCIL TAX:** Band G  
Current annual charge: £4,141.97

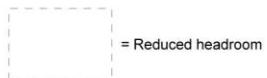
**LOCAL AUTHORITY:** East Cambridgeshire District Council Tel: 01353 665555

**BROADBAND SPEED:** Ofcom states speed available up to 1800 mbps

**MOBLIE SIGNAL/COVERAGE:** Yes

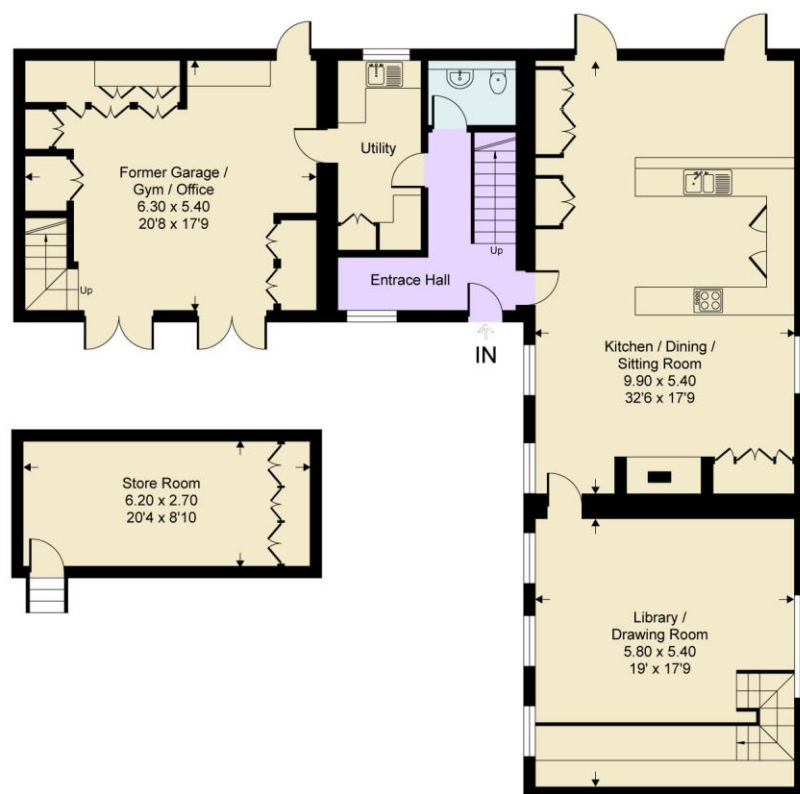
**What3words:** ///nature.chart.partly

**VIEWING:** Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231  
Email: [newmarket@jackson-stops.co.uk](mailto:newmarket@jackson-stops.co.uk)



## 4 The Courtyard, 32 Station Road, Dullingham

Approximate Gross Internal Area = 294.8 sq m / 3174 sq ft  
(excludes restricted head height)



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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