

THE BUNGALOW

SWYNFORD PADDOCKS, SIX MILE BOTTOM



JACKSON-STOPS



A UNIQUE AND STUNNING 5,673 SQ FT PROPERTY FINISHED TO THE HIGHEST STANDARD SET IN OUTSTANDING GROUNDS EXTENDING TO 3.34 ACRES WITH AN ALL WEATHER TENNIS COURT, OUTBUILDINGS AND GARAGING WITHIN A VERY PRIVATE BUT HIGHLY ACCESSIBLE AND SECURE LOCATION.



MAIN HOUSE

- Welcoming Reception Hall
- Drawing Room
- Dining Room
- Large Open Plan Kitchen/ Breakfast/Family Room
- Snug
- Pantry
- Study/Bedroom
- Utility Room
- Boot Room
- Two Cloakrooms and Store Cupboard
- Two/Three Ground Floor Bedrooms (One with En-Suite Shower Room)
- Bedroom with Jack and Jill Bathroom to Study/Bedroom
- Landing
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room

GARDENS & GROUNDS

- Gated Driveway with Parking and Turning for Several Vehicles
- Integral Double Garage
- Single Garage
- Wine Store
- Workshop/Machinery Store
- Store Room
- Dutch Barn
- Outbuilding with Gym, Games Room, Shower Room and Workshop
- 3.34 Acres in All
- Additional Garage
- Covered Seating Area
- Hard All Weather Tennis Court with 54 Solar Panels
- Landscaped Gardens with Orchard
- Greenhouse
- Sheds and Ponds with Boat House



THE PROPERTY

The Bungalow is an impressive spacious and superbly appointed property in an extremely private setting. Extending to 5,673 sq ft and set within 3.34 acres, the property enjoys lovely views over paddocks and benefits from extensive outbuildings and garaging. Built in 1985 and extended in 2016 this significantly well located property has painted brick elevations under a tiled roof with high ceilings, underfloor heating to the ground floor and bathrooms, air source heat pump, security system and solar panels.

The property is approached with steps up to the front door leading to a welcoming reception hall, where it creates an immediate sense of warmth. From here doors lead through to the main living spaces. The drawing room is a standout space with its high ceilings, exposed beams and a wood burning stove, double doors leading to the garden bring in plenty of natural light. The snug is equally inviting with windows to the front, bespoke shelves and Esse cooker/stove. The outstanding open plan kitchen/breakfast/family room is well designed and fitted with base and eye level units, large island, granite worktops, double inset sink with drainer and insinkerator and pantry cupboard, integrated appliances including a four door Everhot cooker, dishwasher, wine fridge and fridge/freezer. Doors open onto the terrace and covered seating area making it ideal for everyday living and entertaining. Off the kitchen the impressive dining room has a sliding door to outside, large storage cupboard and picture lights. There is also a study/crafts room, two cloakrooms, two bedrooms with en-suite bathrooms, inner hall, boot room and utility room which makes up the remainder of the ground floor.







Upstairs the superb principal bedroom enjoys views to the rear and includes a balcony, dressing room/nursery and en-suite bathroom, along with additional storage, heating system and air conditioning unit. There is a good sized guest bedroom with an en-suite shower room and a large landing with access to eaves storage.

LOCATION

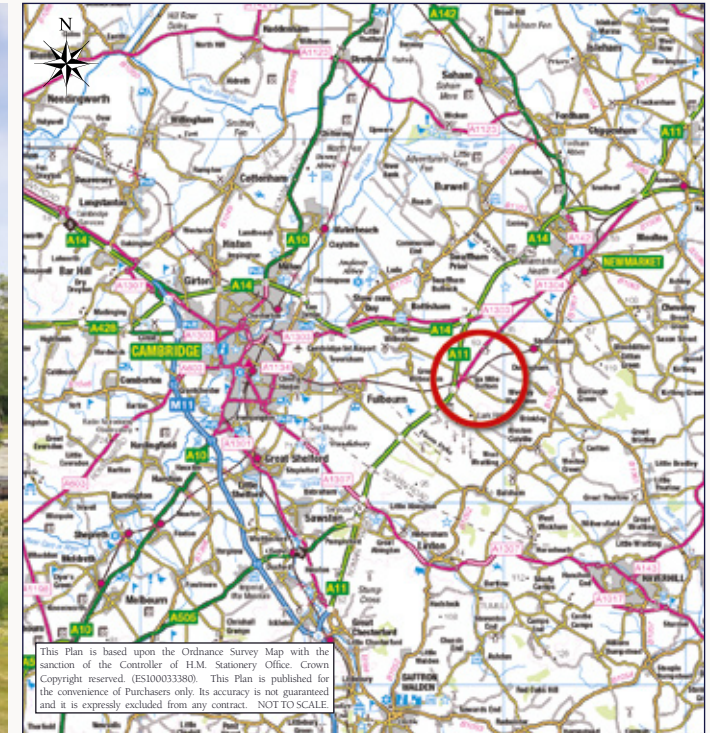
The Bungalow is located on the edge of the village of Six Mile Bottom in a unique tucked away setting enjoying paddock views. The village is located six miles South of Newmarket and eight miles East of Cambridge, with local amenities including a church, public house convenience store and recreational ground. For the commuter there is a local train service available from the neighbouring village of Dullingham, one stop to Cambridge. Newmarket is world famous as the headquarters of British Horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing museum, Tattersalls and the Jockey Club. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities, hotels, restaurants and leisure facilities including a golf club; Cambridge and Bury St Edmunds offer further amenities. The house is particularly commutable to Cambridge with burgeoning hi-tech industries, science parks, reputable schools and world famous University. 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.

OUTSIDE

The Bungalow is approached through a wooden electric gate opening onto an in and out carriage driveway providing parking and turning for several vehicles and access to the extensive garaging. To the front is a well maintained lawn, well stocked flower and shrub beds, mature trees, extensive outbuildings, machinery store/workshop, gym, annexe/pub, outside lighting and water tap. A pedestrian gate and a five bar wooden gate provides access to the garden.

The attractive landscaped grounds are a particular feature, offering a high degree of privacy and enjoying views paddocks. The formal garden is enclosed by post and rail fencing, hedging and close boarded wooden fencing with a well maintained lawn, extensive paved terraces and covered seating area with a wood burning stove perfect for family entertaining, hot tub area, well stocked flower and shrub beds, matures trees and spinney, orchard, greenhouse, vegetable garden, Dutch barn, water feature, two tier ponds with boat house, hard all weather tennis court with 54 solar panels, superb water feature with fountains and lighting, sheds, outside lighting and water tap.





PROPERTY INFORMATION

Services: Mains water, electricity and drainage.
Air Source Heat Pump. 54 Solar Panels

Tenure: The property is freehold with vacant possession on completion.

Council Tax: Band E. Current annual charge - £3,037.44.

Local Authority: East Cambridgeshire District Council -
T: 01353 665555

Broadband Speed: Ofcom states speed available
up to 51 mbps.

Moblie Signal/Coverage: Yes

what3words: ///mills.tube.pebble

Viewing: Strictly by appointment only through sole
agent, Jackson-Stops -

T: 01638 662231

E: newmarket@jackson-stops.co.uk

DIRECTIONS (CB8 0UE)

From Newmarket take the A1304 south for
approximately 5 miles and the entrance to the property
is through Swynford Manor. Following the driveway
round to the right and the sign to The Bungalow can be
found on the left. Follow the driveway until meeting an
electric five bar wooden gate to the property.

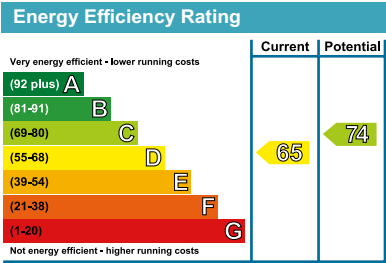
DISTANCES

CAMBRIDGE 9.5 MILES
BURY ST EDMUNDS 20 MILES
LONDON 60 MILES
(DISTANCES APPROXIMATE)

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SWYNFORD PADDOCKS, SIX MILE BOTTOM

TOTAL APPROXIMATE AREA = 7,850 SQ FT / 729.2 SQ M

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.





NEWMARKET

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