

BLANDFORD LODGE

LONDON ROAD, SIX MILE BOTTOM



JACKSON-STOPS



A UNIQUE AND STUNNING 3,650 SQ FT PROPERTY
FINISHED TO THE HIGHEST STANDARD SET
IN OUTSTANDING GROUNDS EXTENDING TO
2.38 ACRES WITH EXTENSIVE OUTBUILDINGS
AND AMPLE PARKING WITHIN A VERY PRIVATE
ACCESSIBLE AND SECURE LOCATION

NEWMARKET 5 MILES
CAMBRIDGE 9.5 MILES
BURY ST EDMUNDS 20 MILES
LONDON 60 MILES
(DISTANCES APPROXIMATE)



MAIN HOUSE

- | | |
|---------------------------------|---------------------------|
| - Welcoming Reception Hall | - Landing/Study |
| - Drawing Room | - Bedroom 1 with En-Suite |
| - Sitting Room | - Shower Room |
| - Kitchen/Breakfast/Family Room | - Bedroom 2 |
| - Summer Kitchen/Utility Room | - Bedroom 3 |
| - Office/Morning Room | - Family Bathroom |
| - Boot Room | - Bedroom 4 |
| | - Bedroom 5 |
| | - Family Bathroom 2 |

GARDENS & GROUNDS

- | | |
|--|---|
| - Gated Driveway with Parking and Turning for Several Vehicles | - Former Stables |
| - Extensive Outbuildings and Garaging | - Established Landscaped Gardens |
| - Cart Lodge/Wood Store | - Post and Rail Paddocks |
| - Storage Barn | - 2.38 Acres in All (Further land is available) |



THE PROPERTY

Blandford Lodge is an impressive spacious and superbly appointed property in an extremely private setting. Extending to 3,650 sq ft and set within 2.38 acres, the property enjoys lovely views over paddocks and benefits from extensive outbuildings and garaging. Originally built in the 1800s and enhanced with modern additions this significantly well located property has brick and hung tile elevations under a tiled roof with double glazing throughout, air conditioning, underfloor heating to the ground floor and CCTV security system.

The property is approached through a timber paneled and double glazed entrance door which leads to the welcoming reception hall with recessed ceiling downlights, exposed brick work, stairs leading to the first floor and tiled floor. Continuing into the sitting room, the space offers a warm and welcoming feel with its high ceiling featuring recessed ceiling downlights, tiled floor, and an open fireplace fitted with a cast-iron log-burning stove. An Adam-style surround and slate hearth add character, while the triple-aspect layout allows plenty of natural light to fill the room, including through doors opening directly onto the garden. The sitting room also benefits from a substantial timber cellar door providing access to a wine cellar, and next door is an office/morning room complete with a ceiling incorporating recessed ceiling downlights.

The impressive kitchen/breakfast room is situated within a beautifully converted outbuilding, combining contemporary design with character features. A vaulted ceiling with exposed ironwork creates a striking focal point, while the bespoke Nicholas Anthony kitchen is equipped with a comprehensive range of Siemens integrated appliances, including ovens, a combination oven and coffee machine, warming drawers, a dishwasher and an induction hob with a rising extractor. Stone worktops with integrated power points, a floating slate breakfast bar, tiled flooring with underfloor heating







and a generous walk-in pantry with fitted shelving further enhance this exceptional space. Enjoying triple aspect views, together with doors opening directly onto the garden, the room is flooded with natural light throughout the day. Positioned to the rear of the property the boot room provides a practical entrance and features a useful storage cupboard, timber panelling with fitted coat hooks and a double glazed door opening onto the rear garden. Incorporated within this space is a cloakroom fitted with a w/c, wash hand basin and wall-mounted storage drawers. The elegant drawing room is centred around the principal staircase which rises to the first floor with a traditional newel post, handrails and spindle balustrade. Full of character the room benefits from period-style radiators, tiled floor and an abundance of natural light from the triple aspect windows with a pair of doors leading to the front. The adjoining utility room features a partly vaulted ceiling and double glazed windows along with an extensive range of fitted cupboards and drawers offering excellent storage. Twin double glazed doors provide direct access to the garden.

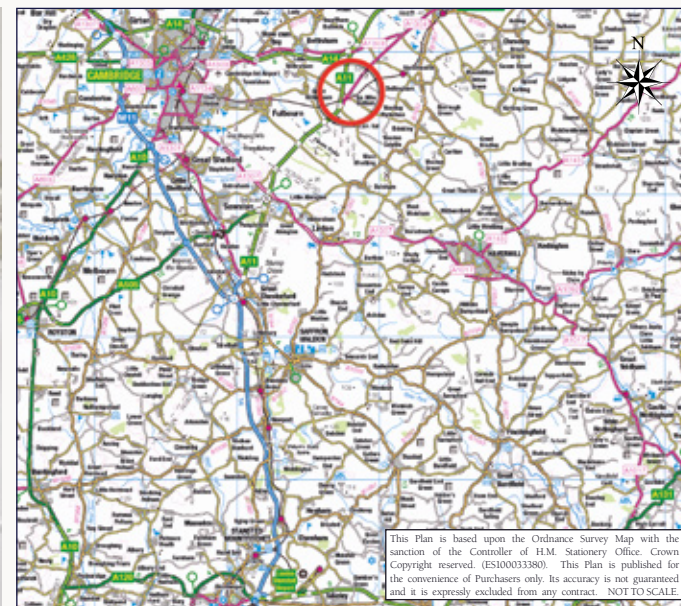
The first floor provides a generous selection of double bedrooms and well appointed bathrooms. The principal bedroom is a beautifully presented with an extensive range of fitted wardrobes, an attractive open fireplace with a wooden surround, tiled hearth and decorative tiled slips, together with double glazed windows to two aspects. An en-suite shower room serves the bedroom with a tiled walk-in shower cubicle, wash basin with vanity unit below and a w/c. Bedroom two enjoys views to the rear and is complemented by a characterful cast iron fireplace. The family bathroom is well appointed with a classic roll-top bath on ball and claw feet alongside a wash basin and a w/c. Bedroom three also benefits from a cast iron fireplace, a fitted wardrobe cupboard and a window to the rear. The spacious landing/study area features oak flooring, a decorative cast iron fireplace with tiled slips and a useful storage cupboard. Bedrooms four and five both

showcase vaulted ceilings enhancing the sense of space and character. Bedroom four has exposed timbers while bedroom five enjoys panelled double glazed doors opening onto a private balcony. Serving these rooms is a further bathroom fitted with a bath incorporating a mixer tap and shower attachment, a wash basin, heated towel rail/radiator and w/c.

LOCATION

Blandford Lodge 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 property is approached via a long private gravel driveway accessed through electric operated gates creating an impressive sense of arrival. Beyond this, a further electric operated five-bar gate opens onto an extensive gravelled courtyard providing generous off road parking, turning and access to a range of versatile outbuildings currently utilised for garaging, storage and stabling. The formal gardens are mainly laid to lawn and complemented by a paved terrace, mature hedgerows and well established boundaries, offering an attractive setting for outdoor entertaining and relaxation.

A substantial storage barn with timber clad elevations beneath a pitched corrugated roof provides excellent additional space. Benefiting from lighting and currently arranged as a number of stable units, the building offers considerable versatility and could lend itself to alternative uses such as a home gym or office, subject to the necessary planning consents.



PROPERTY INFORMATION

Services: Mains water, electricity and private drainage. Oil fired central heating, air conditioning, underfloor heating to the ground floor as well as an alarm system and CCTV security system.

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

Council Tax: Band D.
Current annual charge: £2,485.18.

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

Broadband Speed: Ofcom states speed available up to 80 mbps.

Moblie Signal/Coverage: Yes

Viewing: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231 Email: newmarket@jackson-stops.co.uk

Agency Notes: Further land is available for sale by separate negotiation. Please contact for more information.

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 drive the entrance to Blandford Lodge is immediately to the left hand side meeting a pair of black wooden electric gates.

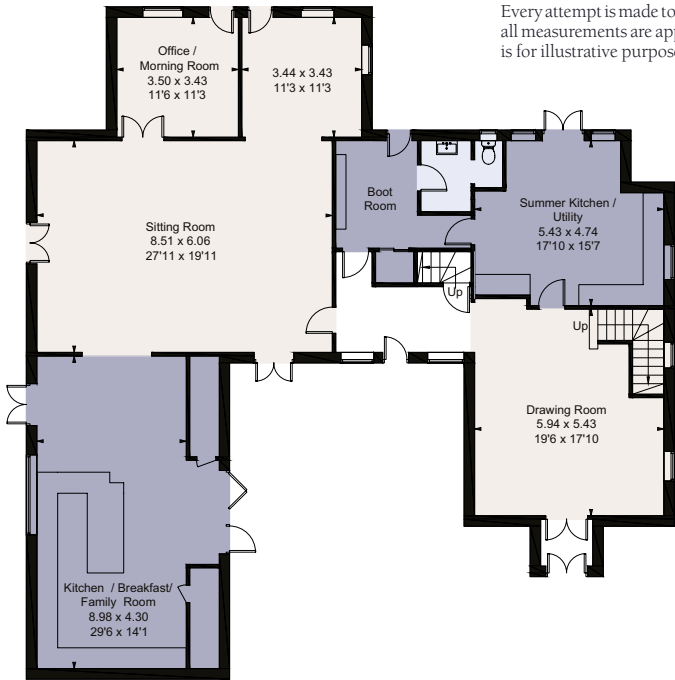
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BLANDFORD LODGE

APPROXIMATE FLOOR AREA = 338.0 SQ M / 3,650 SQ FT
OUTBUILDINGS= 385.0 SQ M / 4,147 SQ FT
TOTAL = 723.0 SQ M / 7,797 SQ FT

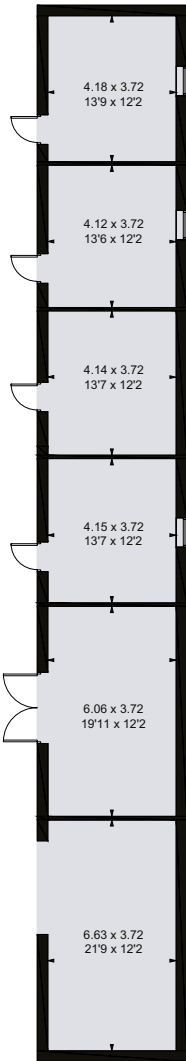
Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



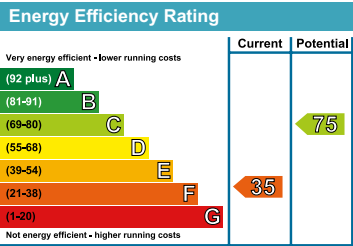
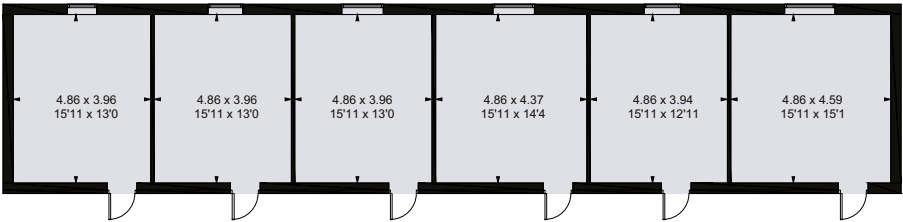
Ground Floor



First Floor



Outbuildings
(Not Shown In Actual Location / Orientation)



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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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910

