



LEVERETTS
EXNING, SUFFOLK

JACKSON-STOPS 

LEVERETTS

WINDMILL HILL, EXNING, SUFFOLK, CB8 7PB

TOTAL APPROX. FLOOR AREA 3,843 SQ FT / 356.9 SQ M (INCLUDING GARAGES/WORKSHOP)

AN IMPRESSIVE AND SUBSTANTIAL FAMILY HOME WITH
EXCITING POTENTIAL TO EXTEND AND RECONFIGURE
(SUBJECT TO PLANNING) SET IN PRIVATE ESTABLISHED
GARDENS EXTENDING TO 1.27 ACRES IN TOTAL, BACKING
ONTO PARKLAND



DISTANCE

NEWMARKET 2 MILES

CAMBRIDGE 13 MILES

BURY ST EDMUNDS 17 MILES

LONDON 60 MILES

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Shower Room
- Cloakroom
- Inner Hall
- Porch

FIRST FLOOR

- Galleried Landing
- Principal Bedroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Shower Room
- Family Bathroom

OUTSIDE

- Gated Sweeping Driveway providing Extensive Parking
- Large Established Gardens
- Double Garage/ Utility
- Detached Single Garage/Workshop
- Summer House and Shed
- 1.27 Acres in All



THE PROPERTY

Leveretts is an impressive family house backing onto parkland with mature private gardens extending to 1.27 acres in all. Built in the 1950's and extended in the early 2000's, this property has brick elevations under a tiled roof. The light and spacious accommodation extends to 3,217 sq ft with double glazing, sash windows, alarm system and gas fired central heating and air source heat pump to the kitchen with underfloor heating.

The welcoming **entrance hall** creates an immediate sense of warmth and character, featuring windows to the front elevation that fill the space with natural light, together with useful built-in storage cupboards, stairs rising to the first floor, wall-mounted lighting and attractive wood flooring. The beautifully presented **sitting room** is double aspect enjoying views to the front and side. A charming open fireplace with a timber mantel piece and tiled hearth forms an attractive focal point, complemented by fitted storage cupboards, shelving and double doors opening seamlessly into the dining room, ideal for both everyday living and entertaining. The spacious **dining room** enjoys a window overlooking the rear garden together with double doors opening onto the terrace, creating an effortless connection between the indoor and outdoor spaces. Further features include parquet wood flooring, fitted shelving and direct access to the kitchen. The superb **kitchen/breakfast room** has been thoughtfully designed to combine style with practicality. Flooded with natural light from rear facing windows and Velux roof lights, the room also benefits from a sliding door opening onto the garden. A comprehensive range of base and eye-level cabinetry is complemented by quartz worktops and matching upstands, incorporating a one and a half bowl sink with drainer. Integrated appliances include a four-ring induction hob with extractor above, two ovens/grills, dishwasher, fridge and freezer, while underfloor heating and wood effect flooring complete this exceptional family space.



The **inner hall** has windows to the side, a door to the porch, recessed ceiling spotlights and tiled flooring. The stylish **shower room** is finished to a high standard and features a Velux roof light, wash hand basin with vanity unit, concealed unit w/c and a generous walk-in tiled shower with recessed niche. Further features include a heated towel rail, built-in storage, extractor fan and tiled flooring. The splendid double aspect **drawing room** has windows to the front and side, double doors opening to outside, wood-burning stove providing an attractive focal point, wall mounted lighting and parquet flooring complete this elegant room. Completing the ground floor is a well appointed **cloakroom** with wash hand basin, concealed unit w/c, coat hooks, recessed ceiling downlights and tiled flooring.

The galleried **landing** is flooded with natural light from the front facing windows and provides access to an airing cupboard housing the hot water tank, additional storage cupboards and the loft space. The spacious **principal bedroom** is a bright double aspect room with windows to the front and side, together with a range of built-in wardrobes. **Bedroom 2** is also double aspect with windows overlooking the front and side, while **Bedroom 3** enjoys a pleasant double aspect with windows to the side and rear. **Bedroom 4** has a side facing window and built-in wardrobes, with **Bedroom 5** benefiting from a front facing window. The well appointed **family bathroom** has a rear facing window, pedestal wash basin, w/c, bath, heated towel rail and useful shelving. The stylish **shower room** has been finished to a high standard and features a rear facing window, wash basin with vanity unit, concealed unit w/c and tiled walk-in shower cubicle. Further features include a heated towel rail, backlit mirror, recessed ceiling downlights and tiled flooring.



OUTSIDE

Leveretts is approached via a secure five bar wooden gate leading to a sweeping gravel **driveway** providing extensive parking. The **front** of the property is screened by hedging and close boarded wooden fencing and mainly laid to lawn with flower and shrub beds, mature trees and paved terrace. There is a detached **single garage/workshop**, shed, outside lighting and water tap. A pedestrian gate provides access to the rear garden. The **porch** has a roof light, cupboard housing the boiler and hot water tank, power and lighting and a door to the double garage. The **double garage** has a window to the side, up and over doors to the front, storage, space and plumbing for a washing machine, power and lighting. The **rear garden** is enclosed by hedging and wire fencing and mainly laid to lawn with flower and shrub beds, mature trees, a paved terrace perfect for family entertaining, summer house, outside lighting and water tap.

LOCATION

Leveretts is set on the edge of the west Suffolk village of Exning. The village itself offers a good range of local amenities including a primary school, three public houses, a Post Office and local shops. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The City of Ely and the University City of Cambridge offer a wider range of amenities. Exning is commutable to Cambridge with its burgeoning high tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North and South, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is thirty six miles away.



DIRECTIONS CB8 7PB

From the Clock Tower roundabout in Newmarket turn left into the Fordham Road. Proceed out of Newmarket on the A142 to Fordham. After leaving Newmarket turn left signposted to Exning. Leveretts can be found after a short distance on the right hand side.

PROPERTY SERVICES

SERVICES: Mains water, electricity, private drainage. Gas central heating. Air source heat pump and underfloor heating to the kitchen.

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

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

COUNCIL TAX: Band G
Current annual charge: £3,919.12

BROADBAND SPEED: 53 Mbps - ofcom.org.uk

MOBILE SIGNAL/COVERAGE: Yes

What3Words: ///embarks.balancing.regal

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

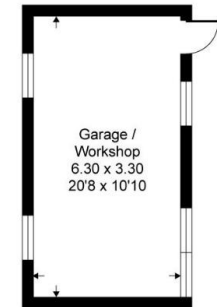
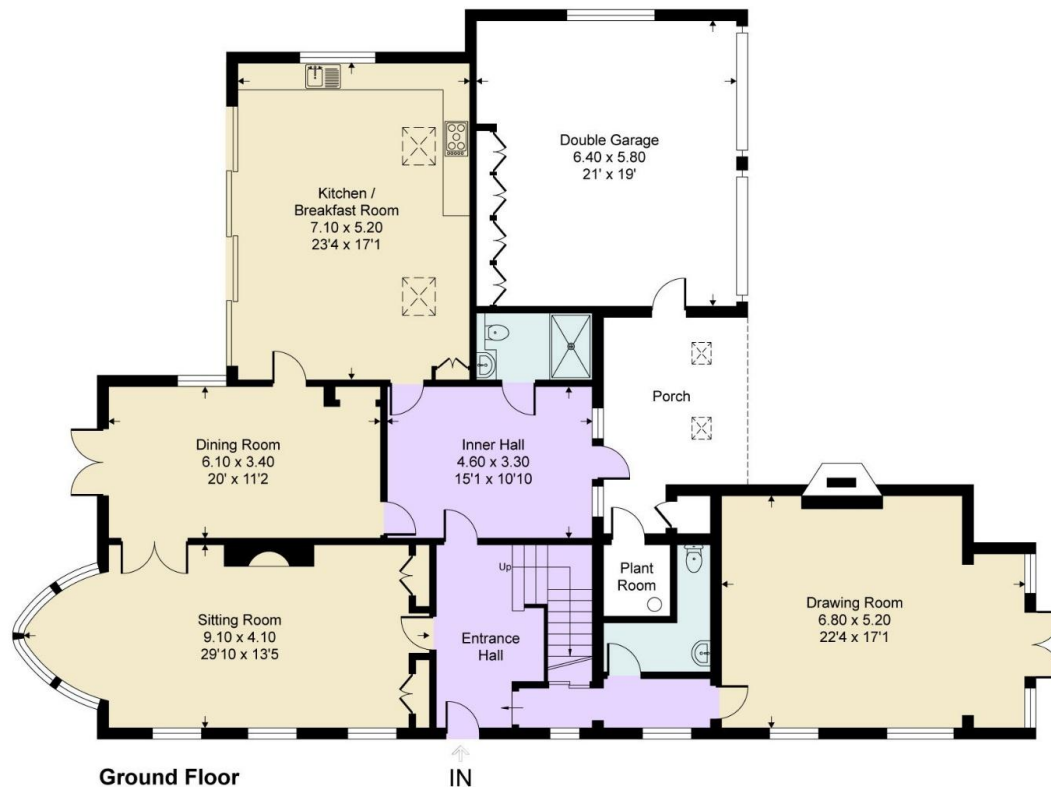
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leveretts, Windmill Hill, Exning, CB8 7PB

Approximate Gross Internal Area = 298.8 sq m / 3217 sq ft

Approximate Garages / Workshop Internal Area = 58.1 sq m / 402 sq ft

Approximate Total Internal Area = 356.9 sq m / 3843 sq ft



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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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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