



THE OLD STORES
DALHAM, SUFFOLK

JACKSON-STOPS 

THE OLD STORES

STORES HILL, DALHAM, NEWMARKET, SUFFOLK, CB8 8TQ

TOTAL APPROX. FLOOR AREA 2,507 SQ FT / 232.9 SQ M

A SUPERBLY PRESENTED VICTORIAN FAMILY HOUSE WITH AN ENCLOSED GARDEN AND FORMER CART LODGE/WORKSHOP IN THIS HIGHLY SOUGHT AFTER SUFFOLK VILLAGE



DISTANCE

NEWMARKET 5 MILES

BURY ST EDMUNDS 10 MILES

CAMBRIDGE 21 MILES

LONDON 74 MILES

GROUND FLOOR

- Entrance Hall
- Open Plan Sitting/Dining Room
- Family Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Galleried Landing
- Bedroom 1
- Jack and Jill Bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

OUTSIDE

- Driveway with Parking
- Former Cart Lodge/Workshop
- Enclosed Front and Side Garden



THE PROPERTY

The Old Stores is a delightful family house originally a Victorian store, in a desirable village location with a walled garden. This well located period property has brick and flint and weather boarded elevations under a tiled roof. The light and spacious accommodation extends to 2,507 sq ft, with underfloor heating to the ground floor, double glazing and exposed beams throughout.

The welcoming **entrance hall** has double doors to the open plan sitting/dining room and recessed ceiling downlights. The **study** has a large bay window to the front and recessed ceiling downlights. The impressive open plan **sitting/dining room** has windows to the side and rear, wood burning stove with tiled hearth, stairs to the first floor, door to the garden, storage cupboard and recessed ceiling downlights. The spacious double aspect **family room** has a large bay window to the front and windows to the side, ceiling speakers, projector and recessed ceiling downlights. The well finished **kitchen/breakfast room** has a window to the rear, base and eye level units, island with breakfast bar, worktops, one and a half bowl sink, integrated appliances including a five ring induction hob with extractor hood above, oven, dishwasher, microwave, space for an upright fridge/freezer, recessed ceiling downlights and wood floor. The useful **utility room** has a door to the rear, storage cupboards, worktops, inset sink, washing machine and tumble dryer, shelving, recessed ceiling downlights and wood floor. The **cloakroom** has a pedestal wash basin, concealed unit w/c, extractor fan, storage cupboard, recessed ceiling downlights and wood floor. The **galleried landing** has roof lights, airing cupboard housing the hot water tank and water softener, storage cupboard, access to the loft space and wall mounted lights. **Bedroom 1** has a large bay window to the front, built-in wardrobes and recessed ceiling downlights.



The **Jack and Jill bathroom** has a window to the front, pedestal wash basin, concealed unit w/c, bath with shower over and tiled surround, recessed ceiling downlights and wood floor. **Bedroom 2** has a large bay window to the front, built-in wardrobes and recessed ceiling downlights. **Bedrooms 3 and 4** have French doors to Juliet balconies and recessed ceiling downlights. The **family bathroom** has a window to the rear, pedestal wash basin, concealed unit w/c, bath with shower attachment, tiled walk-in shower cubicle, heated towel rail, recessed ceiling downlights and wood floor.

OUTSIDE

The property has a gravel **driveway** to the rear providing parking. The **front** of the property is enclosed by brick walls and picket fencing with a pedestrian gate providing access, paved path to the front door, small lawn, flower and shrub beds, mature trees and outside lighting. The useful **former cart lodge/workshop** has an electric roller door and pedestrian door to the front, storage, shelving, power and lighting. The private and sheltered **side garden** is enclosed by brick walls and close boarded wooden fencing with flower and shrub beds, mature trees, paved terraces perfect for family entertaining, external power, lighting and water tap.



LOCATION

The Old Stores is set in the delightful conservation village of Dalham within undulating and attractive countryside close to the Suffolk/Cambridgeshire border between Newmarket and the historic market town of Bury St Edmunds. The sought after village of Dalham has a 14th century church dedicated to St Mary the Virgin, the renowned 'Affleck Arms' public house and village hall. The towns of Newmarket and Bury St Edmunds offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf clubs.

Dalham is commutable to the University City of Cambridge with its burgeoning hi-tech and bio-medical industries, science parks and reputable schools. There is easy access to the A14, A11 and M11 and via these to the national road network. 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 around 40 minutes by road.



DIRECTIONS CB8 8TQ

From Newmarket High Street take the B1063 through Cheveley and upon reaching the village of Ashley, fork left just past the former Crown Public House, passing the village pond on the right. After a short distance, turn right signposted to Dalham. Follow the road into the village and The Old Stores can be found on the left hand side.

PROPERTY INFORMATION

SERVICES: Mains water, electricity and drainage. Oil fired central heating. Under floor heating to the ground floor.

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

COUNCIL TAX: Band F
Current annual charge: £3,396.57

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 80 mbps

MOBILE SIGNAL/COVERAGE: Yes

What3words: ///blown.connects.mining

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops: 01638 662231

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

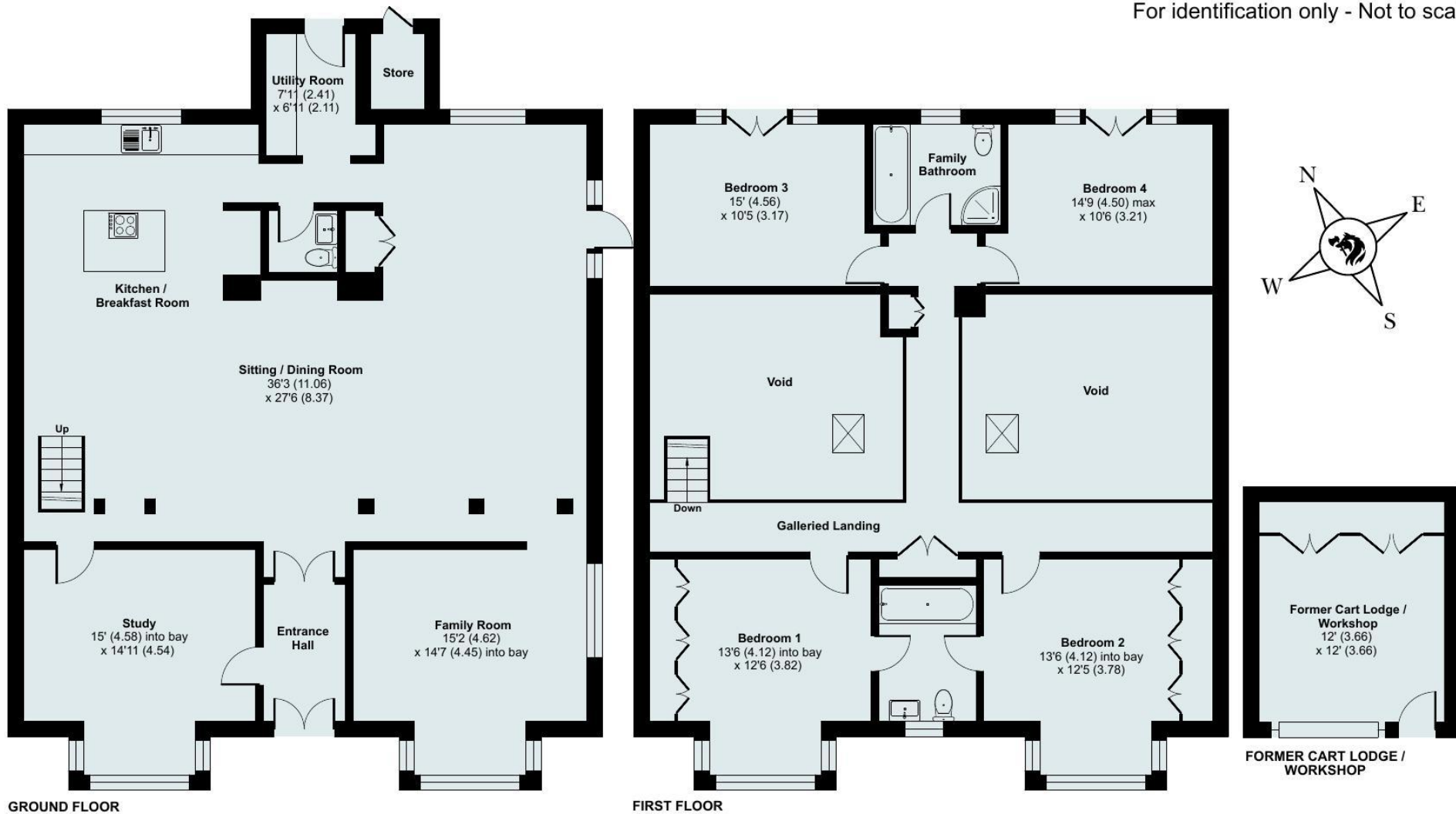
The Old Stores, Stores Hill, Dalham

Approximate Area = 2507 sq ft / 232.9 sq m(excludes void & carport)

Former Cart Lodge / Workshop = 17 sq ft / 1.5 sq m

Total = 2524 sq ft / 234.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1521042



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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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