

8 MAYES MEADOW

MOULTON, SUFFOLK

JACKSON-STOPS

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MOULTON, NEWMARKET, SUFFOLK, CB8 8SZ

TOTAL APPROX. FLOOR AREA 1,535 SQ FT / 142.5 SQ M (INCLUDING GARAGE/STUDIO)

A SUPERBLY PRESENTED CONTEMPORARY HOUSE IN A DESIRABLE VILLAGE LOCATION WITH A STUDIO/POTENTIAL GARAGE AND COURTYARD GARDEN



DISTANCE

NEWMARKET 3 MILES
BURY ST EDMUNDS 12 MILES
CAMBRIDGE 19 MILES
LONDON 73 MILES

GROUND FLOOR

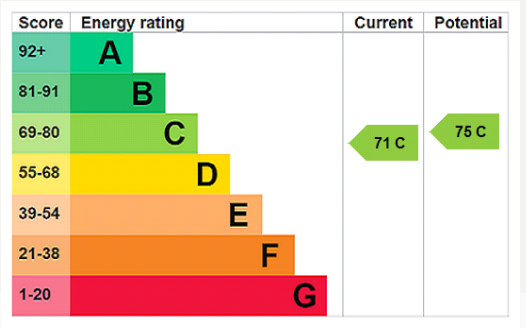
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Principal Bedroom with En-Suite Shower Room and Dressing Room
- Bedroom 2
- Bathroom

OUTSIDE

- Driveway with Parking for 2 Cars
- Courtyard Garden
- Studio/Potential Garage




Beneath the embers and behind the smile
I am yours a go I who weather for the World

THE PROPERTY

8 Mayes Meadow is a delightful home with a courtyard garden. Built in 2011, in a desirable village location, this well located property has brick, rendered and weather boarded elevations under a tiled roof. The light and spacious accommodation extends to 1,535 sq ft, with double glazing and oil fired central heating.

The welcoming **entrance hall** has a glazed door to the front, fitted door mat, stairs to the first floor, understairs storage, recessed ceiling downlights and tiled floor. The double aspect **sitting room** has windows to the front and side, double doors to the kitchen/dining room, wall units, recessed ceiling downlights and wood effect floor. The spacious **kitchen/dining room** has windows to the rear, French doors to the garden, base and eye level units, wood worktops, one and a half bowl sink with drainer, integrated appliances including a four ring induction hob with extractor hood above, oven and grill, dishwasher, wine fridge, space for an upright fridge/freezer, breakfast bar, recessed ceiling downlights and tiled floor. The useful **utility room** has a window to the side, door to the garden, base and eye level units, worktops, one and a half bowl sink with drainer, space and plumbing for a washing machine and tumble dryer, housing for the hot water tank and boiler, recessed ceiling downlights and tiled floor. The **cloakroom** has a wash basin, w/c, heated towel rail, extractor fan and tiled floor. The **landing** has a Velux roof light and recessed ceiling downlights. The superb **principal bedroom** has a window to the rear, Velux roof lights and wood effect floor. The **en-suite shower room** has a pedestal wash basin, w/c, shelving, tiled walk-in shower cubicle, heated towel rail and tiled floor. The walk-in **dressing room** has storage, shelving and lighting. The good sized **second bedroom** has a window to the front and access to the loft space. The **bathroom** has a Velux roof light, wash basin with vanity unit below, w/c, bath with shower attachment, heated towel rail, extractor fan and tiled floor.







OUTSIDE

The property has a gravel **driveway** to the front providing parking for two vehicles. The **front** of the property is partly enclosed by brick walls with outside lighting. The **studio/garage** has doors to the front and rear, storage cupboards, worktops, sink with vanity unit below, electricity and lighting, recessed ceiling downlights and wood effect floor. The **courtyard garden** is enclosed by brick walls and close boarded wooden fencing with a large paved terrace and raised decking area, external lighting and water tap.

LOCATION

8 Mayes Meadow is set in the highly sought after village of Moulton, a delightful village surrounded by undulating Suffolk countryside just three miles from Newmarket and centred around the large village green, with playing fields, open meadows and a stream. Amenities include an excellent primary school, the renowned Packhorse Inn and Moulton Village Stores. The nearby horseracing town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. 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 approximately forty minutes' drive.







DIRECTIONS CB8 8SZ

From the clock Tower in Newmarket, take the road to Moulton. Follow the road towards the village and at the crossroads turn right. Then turn right into Mayes Meadow and the property can be found on the right hand side.

PROPERTY INFORMATION

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

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

COUNCIL TAX: Band D
Current annual charge: £2,351.47

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

BROADBAND SPEED: Ofcom states speed available up to 1800 mbps

MOBLIE SIGNAL/COVERAGE: Yes

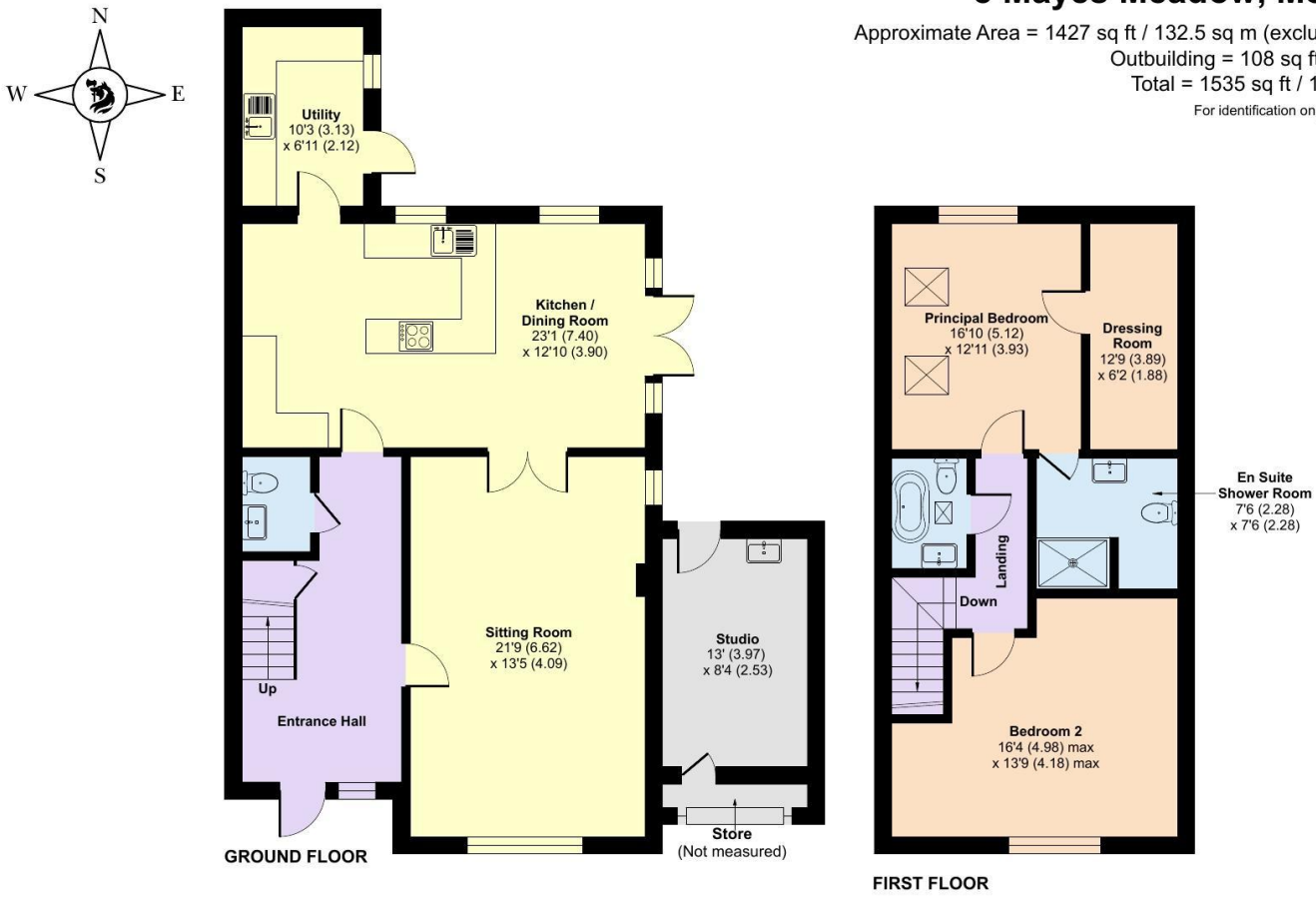
What3words: ///paramedic.foster.interlude

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

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.

8 Mayes Meadow, Moulton

Approximate Area = 1427 sq ft / 132.5 sq m (excludes store)
Outbuilding = 108 sq ft / 10 sq m
Total = 1535 sq ft / 142.5 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: 1541137

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