



**Oakwell House**  
**211 The Street, Kirtling, Suffolk**

**DAVID  
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# Oakwell House, 211 The Street, Kirtling, Suffolk CB8 9PD

Kirtling is an historic and picturesque village benefitting from a Pub, two Churches, The Village Hall and beautiful open countryside walks. Set approximately 5 miles from Newmarket and 18 miles west of Cambridge with commuter rail links found at nearby Dullingham and Newmarket.

Oakwell House is a substantial detached property situated in a quiet tucked away location enjoying stunning views over undulating countryside. The property offers a flexible layout with well-proportioned living accommodation including an impressive first floor sitting room and sits within mature gardens with plenty of parking to the front of the property.

## A substantial detached property enjoying countryside views in the village of Kirtling.

Entrance into:

**ENTRANCE LOBBY** With built in storage and tiled flooring.

**ENTRANCE HALL** A spacious and welcoming area with stairs rising to the first floor with a cupboard under housing the boiler and a cloaks cupboard.

**FAMILY ROOM/DOUBLE BEDROOM** With built in cupboard, wash basin and shelving, enjoying views to the rear over countryside.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of units under worktops with a 1½ bowl sink inset. Appliances include an electric oven, 4 ring hob, plumbing for a dishwasher and space for a fridge freezer. Open to the dining area with doors leading onto the garden and providing beautiful views.

**BEDROOM** A double room with outlook to the front.

**BATHROOM** Fitted with a WC, wash basin and tiled shower.

### Annexe/Guest Room

**ANNEXE** A double aspect room with built in cupboard and glazed door to the rear.

**BEDROOM** A double room with outlook to the rear. **En-Suite** comprising a white WC, wash basin and tiled shower cubicle.

### First Floor

**LANDING** The spacious landing with loft access, ideally lends itself for use as an occasional study, with doors to:

**SITTING ROOM** An impressive double aspect room featuring stripped wooden floorboards and enjoying far reaching views over undulating countryside to the rear.

**MASTER BEDROOM** A light, double aspect room with built in wardrobes, stripped wooden floorboards and views to the rear aspect. **En-Suite** comprising WC, wash basin and tiled shower cubicle.

**BEDROOM** A double room enjoying views to the rear aspect.

**BEDROOM** With outlook to the front aspect.

**FAMILY BATHROOM** Fitted with a WC, wash basin and bath with shower attachment over.

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## Outside

The property is approached by a gravel driveway providing parking for several vehicles with gated access to the rear. The rear gardens feature paved seating areas enjoying stunning views over adjacent countryside and are predominantly lawned with mature beds and borders and a large timber shed.

**EPC Rating: D**

**SERVICES** Oil fired heating. Mains water, electricity and drainage.  
**NOTE** None of the services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**VIEWING** Strictly by prior appointment only through DAVID BURR.





