



**The White House,  
Kennett, Cambridgeshire**

**DAVID  
BURR**



# The White House, Warren Road, Kennett, Cambridgeshire, CB8 7QP

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a good range of local amenities including 2 public houses, a church, a village store/Post Office, petrol station, village hall, recreation field, primary school and railway station.

A truly wonderful home with gardens measuring approximately 0.8 of an acre with a self-contained two bedroom annexe and a further 3.9 acres of paddock land. The White House is situated on the outskirts of Kennett and enjoys an impressive three bedroom family home finished to an impeccable standard and boasting a charming level of original character, whilst the two bedroom annexe offers comprehensive and independent living. Externally benefitting from ample driveway parking, an integral garage, gated access, beautifully manicured gardens and a large area for paddock land with 5 stables and a large store room.

## A wonderful family home with a self-contained two bedroom annexe in Kennett, all of which on approximately 4.7 acres.

**ENTRANCE HALL** Stairs rising to the first floor and a storage cupboard.

**SITTING ROOM** An open fireplace with a bay-window to front aspect and further windows to side and rear.

**STUDY** Bay-window to front aspect, fitted storage and a fireplace with an inset electric fire.

**DINING ROOM** A fireplace with an inset electric fire and windows to both sides and rear aspects.

**KITCHEN** Beautifully fitted with timber units, granite worktops and an inset double butler sink and drainer. Integrated appliances include a dishwasher, fridge, freezer and a freestanding 'Rangemaster' cooker. Tiled floor, exposed beams and a window to side aspect.

**SHOWER ROOM** Extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a window to rear aspect.

**REAR HALL** Tiled floor and window to rear aspect.

**UTILITY ROOM** Window to rear aspect, fitted units and an inset sink and drainer. Door to front aspect.

### First Floor

**LANDING** An airing cupboard, eaves storage and a window to rear aspect.

**MASTER BEDROOM** Fitted wardrobes and windows to front, rear and side aspects.

**BEDROOM 2** Windows to front and side aspects.

**BEDROOM 3** Fitted wardrobes and window to front aspect.

**BATHROOM** Extensively tiled with a roll top bath, wash hand basin, WC, heated towel rail and a window to front aspect.

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## Annex

**SITTING/DINING ROOM** Windows to side and rear aspects and stairs rising to the first floor.

**KITCHEN** Fitted units, worktops over with an inset sink and drainer. Space for appliances and window to front aspect.

**BATHROOM** Extensively tiled with a bath, WC, wash hand basin and window to side aspect.

## First Floor

**BEDROOM 1** Fitted wardrobes and window to front aspect.

**BEDROOM 2** Window to side aspect and fitted wardrobe

## Outside

The property is approached through electric metal gates which open to the large gravel driveway which provides parking for several vehicles and access to the **INTEGRAL GARAGE**. The front gardens are predominately lawned with established hedging and trees. The rear garden is impressively manicured with a number of flower beds stocked with mature plants and shrubs and a wonderful selection of mature trees scattered throughout. The paddock area is enclosed with post and rail fencing and is situated beside the **FIVE STABLES AND STORE BARN. In all about 4.7 acres.**

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

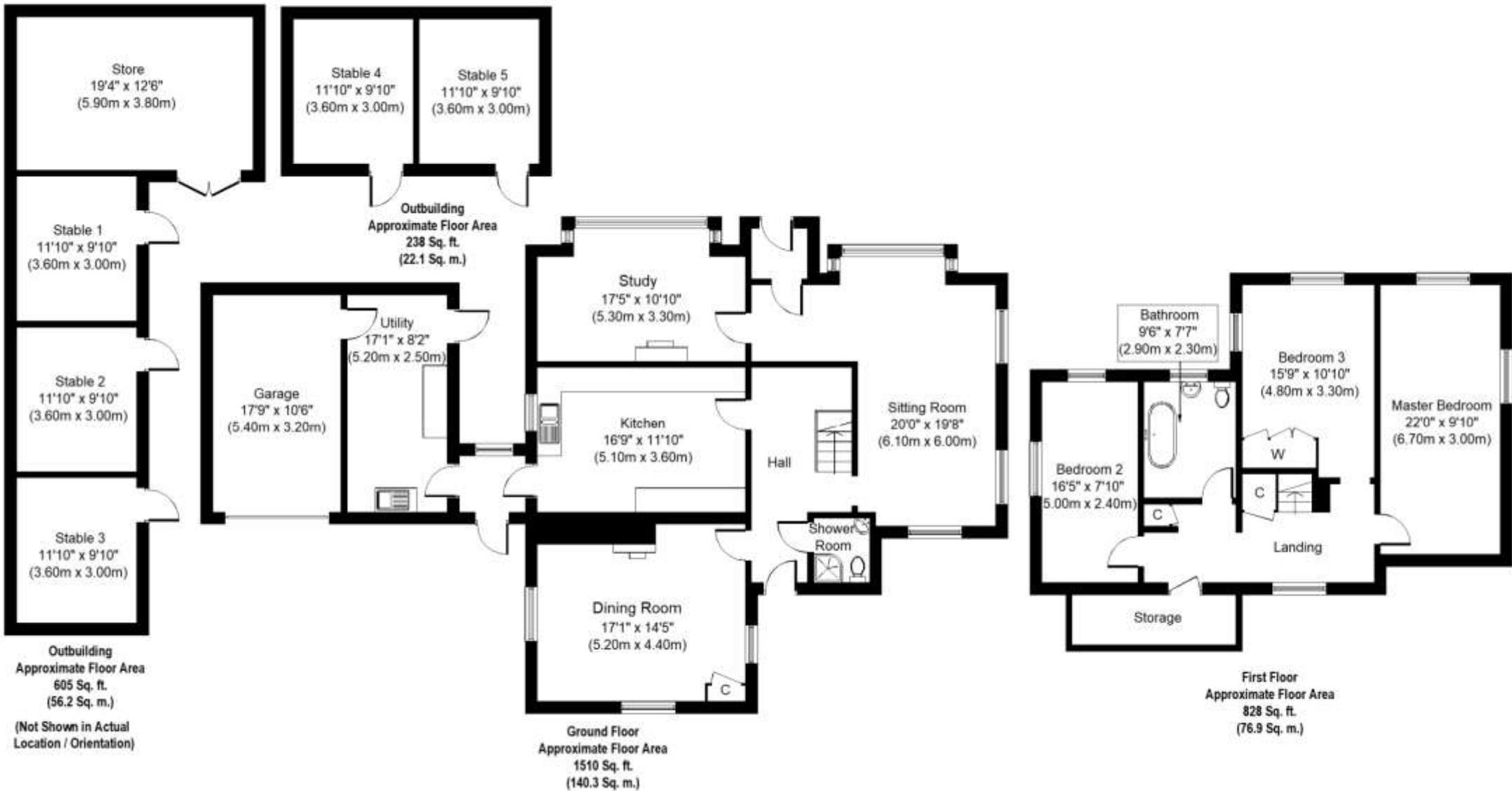
**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** East Cambridgeshire District Council.

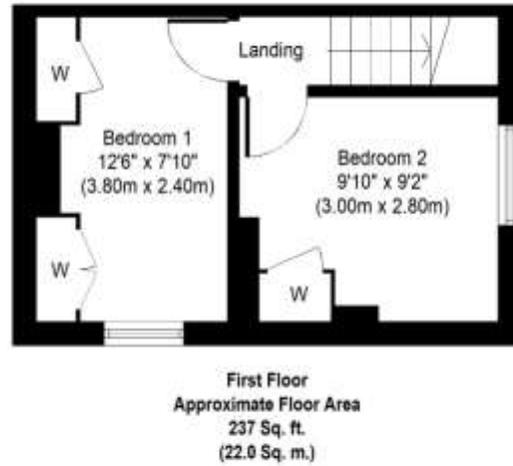
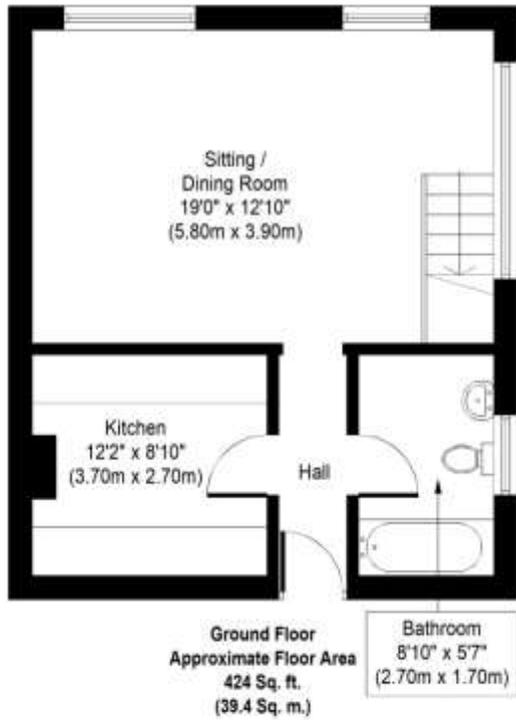
**EPC:** TBC

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

**AGENT NOTES:** The vendor is likely to have an uplift (overage) agreement put in place for any future development of the land. Further details to be confirmed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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