



DAVID
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Woodland House
Elms Road, Freckenham



Woodland House, Elms Road, Freckenham IP28 8JG

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres which can be found in the nearby world famous horse racing town of Newmarket (8 miles); the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles) with London less than an hour commute from Cambridge North train station.

Woodland House is an incredibly impressive and idyllically situated five-bedroom detached home set within a total of 14.5 acres with extensive equestrian facilities and a detached annexe. The flawlessly presented accommodation measures in excess of 3,900 sq.ft which includes the detached annexe. The main house offers contemporary design and a high-spec finish throughout, whilst the annexe offers versatility and the potential to generate an income. The equestrian aspect of the property boasts a 6 stable barn, full size Manège with mirrors and training hut on 10 acres with a canter track around the edge of the property.

An impressive five-bedroom detached country home in Freckenham with a detached annexe and equestrian facilities.

ENTRANCE HALL A spacious area with a tiled floor, fitted storage and stairs rising to the first floor.

SITTING ROOM With an exposed original brick floor, an inset wood burning stove, windows to both side and rear aspects with two sets of French doors leading to the front aspect.

FAMILY & DINING ROOM A large and open space with a large roof-lantern, window to rear aspect and French doors leading to the rear and side aspects.

KITCHEN / BREAKFAST ROOM Stylishly fitted with units and drawers with granite worktops over and an inset double butler sink. A wide breakfast bar, space for various appliances and windows to both front and rear aspects.

INNER HALL Window to front aspect, fitted units and granite worktops.

UTILITY ROOM Fitted units with granite worktops and an inset sink and drainer. Space and plumbing for appliances, door and window to rear aspect.

HOME OFFICE Extensively fitted storage, window to rear aspect and two sets of French doors leading to the front aspect.

CLOAKROOM Window to side aspect, WC and a vanity sink unit.

BEDROOM 5 Fitted wardrobes and French doors leading to the front aspect with an **ENSUITE** fitted with a shower cubicle, WC, vanity sink unit and window to front aspect.

BOOT ROOM Fitted with shoe storage and coat racks and windows to front aspect.

STORAGE UNITS Two lined rooms with external roller doors.

First Floor

LANDING A light and spacious area with two windows to rear aspect.

MASTER BEDROOM Windows to both rear and side aspects with a large **DRESSING ROOM** with ample fitted storage. The **ENSUITE** offers a large shower, WC, heated towel rail, his and hers vanity unit and window to side aspect.

BEDROOM 2 Fitted wardrobe and windows to front and side aspects.

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BEDROOM 3 Windows to front and rear aspects with fitted storage.

BEDROOM 4 Window to front aspect.

BATHROOM Extensively tiled with a bath with a shower over, vanity sink unit, WC, heated towel rail and window to side aspect.

Annexe

Situated beside the driveway and offering complete versatility, the annexe currently offers on the ground floor a kitchen open to the sitting/dining room (which is at present an exercise studio), ample fitted storage and a cloakroom. On the first floor is a large bedroom and a bathroom.

Outside

The property is approached through electric timber gates that open to a 180m gravel driveway that runs alongside the equestrian aspect of the property. The driveway is owned by this property, with the adjacent property having a right of access over it. This initial driveway then leads to the immediate gated driveway beside the home that offers ample parking and turning space. The gardens are well established and predominately lawned with various seating areas, country garden flower beds, a small stable block and a vast amount of woodland.

Equestrian Facilities

On a separate 10 acre title, the equestrian part of the property boasts a Monarch American barn measuring approximately 3,000 sq.ft. offering 6 foaling boxes measuring 18x12 ft. complete with rubber matting and automatic drinkers, large tack room with kitchen, feed room and WC. A hot and cold wash bay and a prep area with solarium complete the facilities. Outside the barn there is a conveniently placed muck heap, hay shed and tying up wash area along with large gravelled parking area. At the other end of the barn a sand track leads to the 60 x 20m Manège complete with a 20m

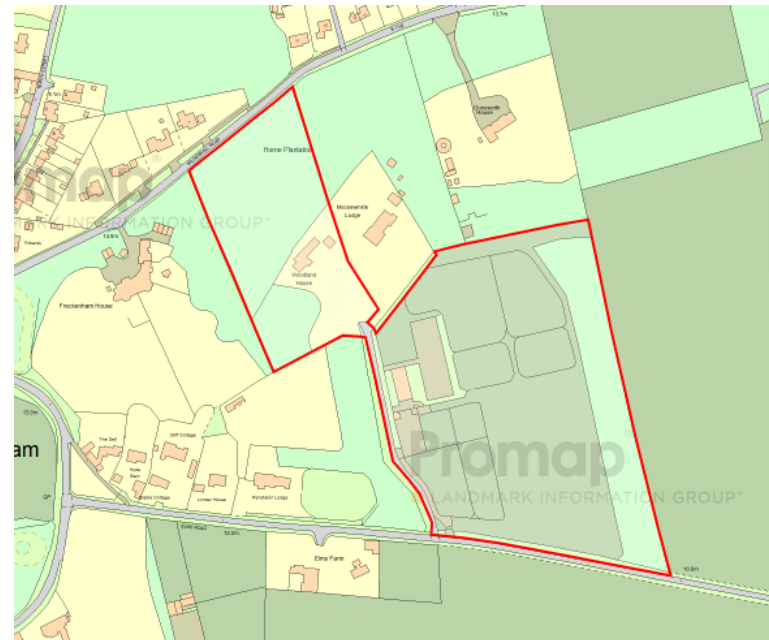
run of training mirrors and a teaching hut. The paddock land consists of a mix of smaller winter and larger summer turnouts with automatic drinkers. Running the length of the property is a well-established arboretum with a variety of species and a clearing complete with a small summerhouse. A grass canter track runs almost completely around the property.

SERVICES Mains electricity and water. Oil fired central heating and private drainage. Note, none of these have been tested by the agent.

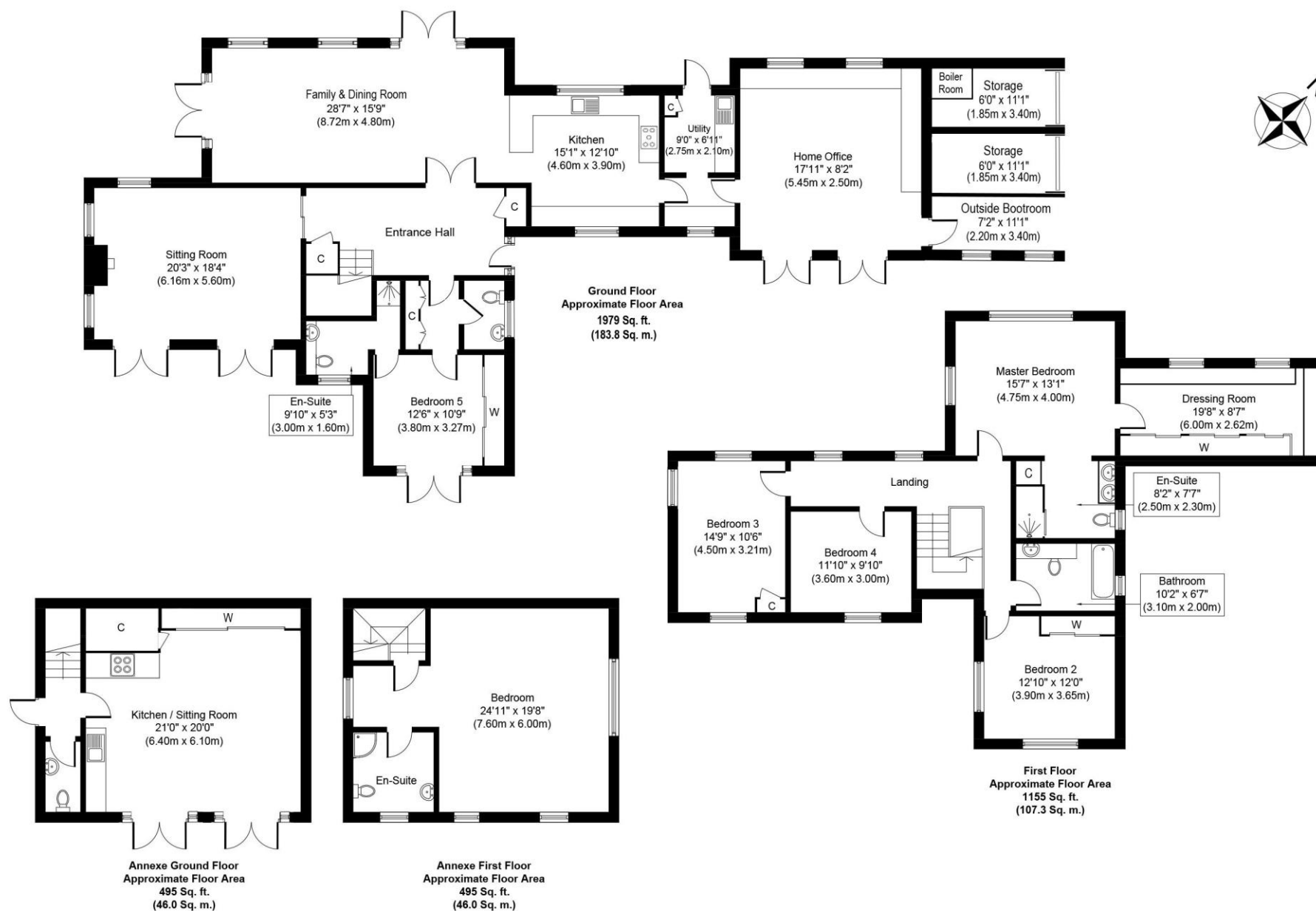
LOCAL AUTHORITY West Suffolk District Council.

EPC E.

VIEWING by prior appointment through David Burr estate agents.



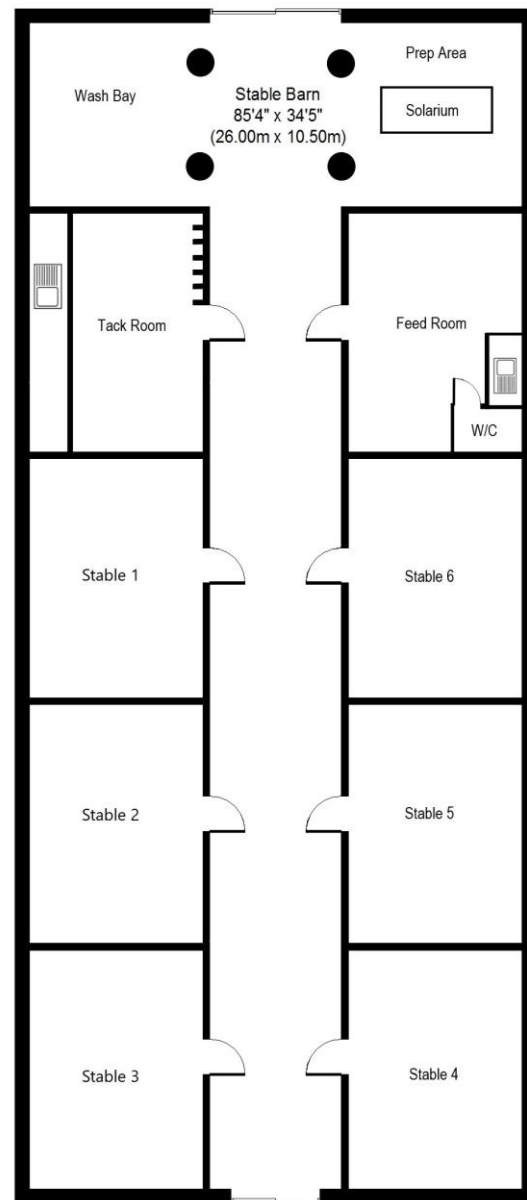




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Outbuilding
Approximate Floor Area
2938 Sq. ft.
(273.0 Sq. m.)

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