



**The Guildhall**  
**2-4 Station Road, Dullingham**

**DAVID  
BURR**



# The Guildhall, 2-4 Station Road, Dullingham CB8 9UP

Dullingham is a particularly sought after village which lies approximately 4 miles south of the historic racing town of Newmarket. The village has two public houses, a village church, school and a railway station within half a mile of the property providing links to Cambridge and London. Further amenities such as shops, restaurants and schools can be found in the nearby Newmarket with Cambridge 12 miles. The village is served by high speed broadband and has main road access to A14 4 miles and the M11 16 miles.

The Guildhall is an incredibly charming and substantial Grade II\* listed detached property in Dullingham measuring approximately of 1,950 sq.ft of accommodation. Dating back to circa 1495, the property boasts a wealth of original features such as inglenook fireplaces, exposed beams, original floorboards and wall panelling. The impressive and versatile accommodation consists of three reception rooms, a kitchen/breakfast room, utility room, cloakroom, two large bedrooms and a family bathroom. The detached home office offers complete versatility to become a third bedroom or many other possibilities. Externally boasting driveway parking and a beautifully established wrap-around rear garden.

## A large and characterful detached home in Dullingham measuring approximately 1,950 sq.ft of accommodation.

**KITCHEN / BREAKFAST ROOM** A large room with fitted units and drawers with worktops over and a double sink and drainer. Ample dining space, additional built in storage, a pantry cupboard and windows to rear and side aspects.

**UTILITY ROOM** Fitted storage, window to front aspect and space and plumbing for appliances.

**SITTING ROOM** Window to front aspect and a large inglenook fireplace with an oak mantel beam and brick surround and hearth.

**STUDY** Exposed original beams and a window to side aspect.

**DINING ROOM** Windows to front and rear aspects, an inglenook fireplace, exposed original beams and wall panelling and understairs storage.

**CLOAKROOM** Fitted with a wash hand basin, WC and window to rear aspect.

### First Floor

**LANDING** A spacious area with windows to rear and side aspects, exposed original panelling and beams.

**BEDROOM 1** Window to front aspect, exposed beams, a fitted wardrobe and additional storage.

**BEDROOM 2** Exposed beams, window to front aspect and elevated access to more storage.

**BATHROOM** Fitted with a bath, wash hand basin, WC, window to side aspect, partially tiled walls and fitted storage.

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## Detached Home Office

**ENTRANCE HALL** Fitted storage and window to side aspect.

**OFFICE** Ample fitted storage with windows to front and side aspects with French doors leading to the rear garden.

**CLOAKROOM** Wash hand basin, WC, shelving and window to side aspect.

## Outside

The driveway is positioned to the East side of the property and offers parking for several vehicles. The rear garden is predominately lawned and partially wraps the property with a paved terrace that stretches the rear of the property and the West aspect catching the evening sun. Established plants, shrubs and trees stock the flower beds throughout. The **WORKSHOP** offers additional external storage as well as a shed.

**SERVICES** Oil fired central heating. Mains water, electricity and drainage. There are solar panels on the detached office that provide electricity to the main house (further details to follow). Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F.**

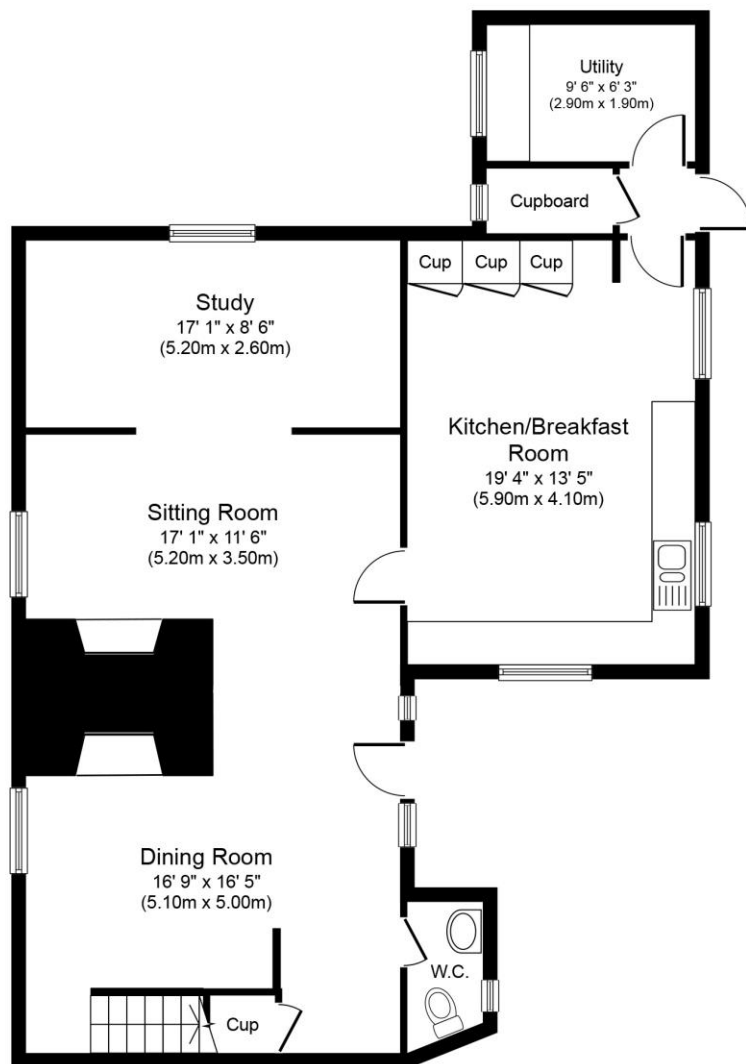
**TENURE** Freehold

**VIEWING** by prior appointment only through David Burr estate agents.

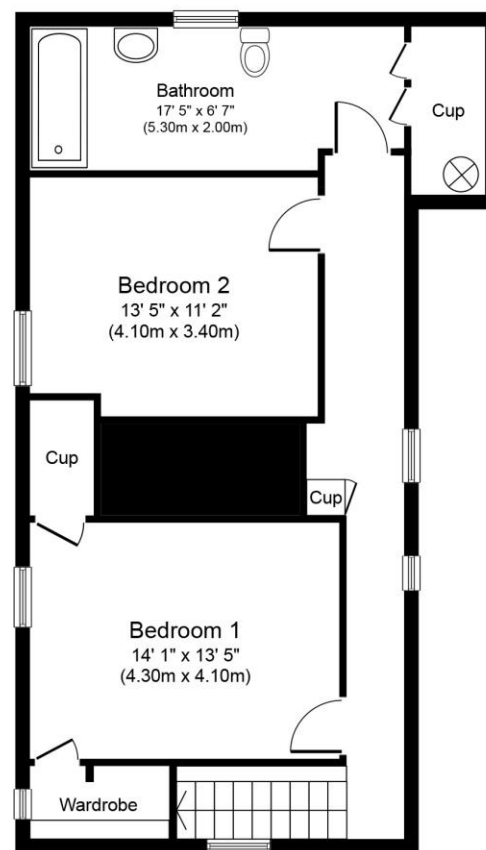




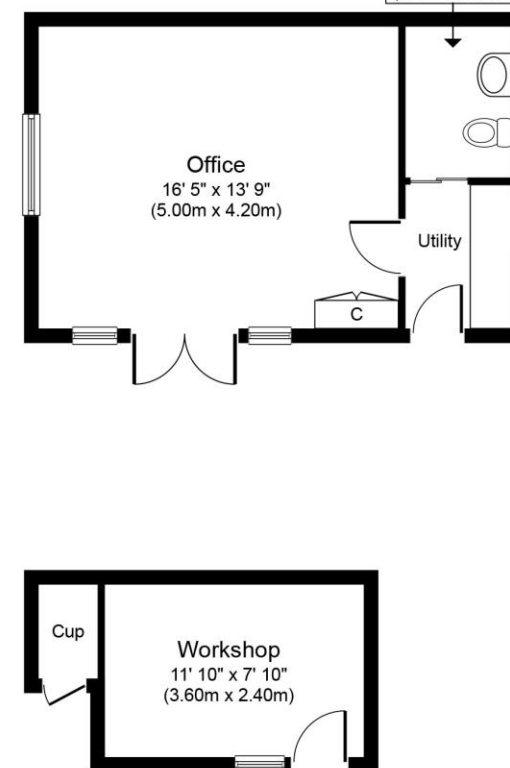
Cloak Room  
6' 11" x 4' 11"  
(2.10m x 1.50m)



**Ground Floor**  
Approximate Floor Area  
1,010 sq. ft.  
(93.9 sq. m.)



**First Floor**  
Approximate Floor Area  
661 sq. ft.  
(61.4 sq. m.)



**Outbuilding**  
Approximate Floor Area  
404 sq. ft.  
(37.6 sq. m.)

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.

