



Park Gates
Top Green, Denston, Newmarket

**DAVID
BURR**



Park Gates, Top Green, Denston, Newmarket, Suffolk CB8 8PW

Denston is a small picturesque village situated in South Suffolk surrounded by beautiful countryside with fast access to main road and rail links. St Nicholas Church in the village is Grade I listed and the National Trust property Ickworth house is close by. The large towns of Newmarket and Bury St Edmunds are just 15 minutes away and have many services and amenities including rail services.

This delightful Grade II Listed period house is situated in a quiet no-through lane location just off the village green in one of the area's most sought after villages. The property enjoys panoramic views over adjacent park land and displays many original period features including inglenook fireplaces and exposed timbers complimented by an impressive vaulted kitchen/breakfast room. The gardens are an asset to the property affording a great deal of privacy and in all measure 0.9 of an acre.

A Grade II Listed farm house in a quiet village location.

Entrance into:

ENTRANCE HALL With pamment tiled flooring and stairs rising to the first floor with a cupboard under.

DRAWING ROOM: A charming double aspect room featuring an impressive inglenook fireplace with open fire, exposed beams, leaded light windows and views to the front over adjacent park land. Open stud work leads through to the:

LIBRARY: With fitted bookcases.

SITTING ROOM: A light, double aspect room with painted panelled walls, wood burning stove and built in bookcase.

DINING ROOM: A delightful room featuring an attractive brick fireplace with a wood burning stove and shelved alcove to the side, pamment tiled floor and exposed beams.

KITCHEN/BREAKFAST ROOM: The hub of the home, this impressive room features a vaulted ceiling and French doors leading to the gardens. The kitchen is extensively fitted with a range of units under wooden work tops with a double Belfast sink inset. Appliances include an AGA with dual hot plates, electric oven with 4 ring hob, space for a fridge freezer, walk in pantry cupboard and coat cupboard.

UTILITY: Fitted with a further range of units under work tops with a stainless steel sink and drainer, plumbing for a washing machine, pamment tiled flooring and stable door leading to the rear.

CLOAKROOM: Fitted with a WC and wash basin.

First Floor

The spacious landing area features an area that could be utilised as a study area enjoying a pleasant outlook to the front and large airing cupboard.

BEDROOM 1: A lovely light room enjoying a pleasant outlook over adjacent park land whilst also featuring a walk in closet and **En Suite** stylishly equipped with a white suite comprising of WC, wash basin, tiled shower cubicle and panelled bath with shower over.

BEDROOM 2: With exposed beams and outlook to the front.

BEDROOM 3: With exposed beams and outlook to the front.

BATHROOM: Fitted with a white suite comprising of WC, wash basin and panelled bath with shower over.

Park Gates, Top Green, Denston, Newmarket, Suffolk CB8 8PW

Second Floor

BEDROOM 4: Boasting charm and character with exposed beams and a double aspect outlook with a door leading to a useful **store room**.

Outside

The property is situated just off the village green in a quiet no through location adjacent to the gates of Denston Hall. The sweeping gravel driveway provides parking and turning for several vehicles in turn leading to a covered car port area offering potential for garaging if required (subject to the necessary planning consents). The gardens are an asset to the property having been divided into many areas and affording a great deal of privacy with a landscaped kitchen garden to the rear and large expanses of lawn interspersed by mature trees, shrubs and flower beds leading down to a stream with park land beyond. The property further features a **studio** that would also work as a **home office**, a workshop and a further large storage shed.

In all about 0.9 of an acre.

TENURE: Freehold

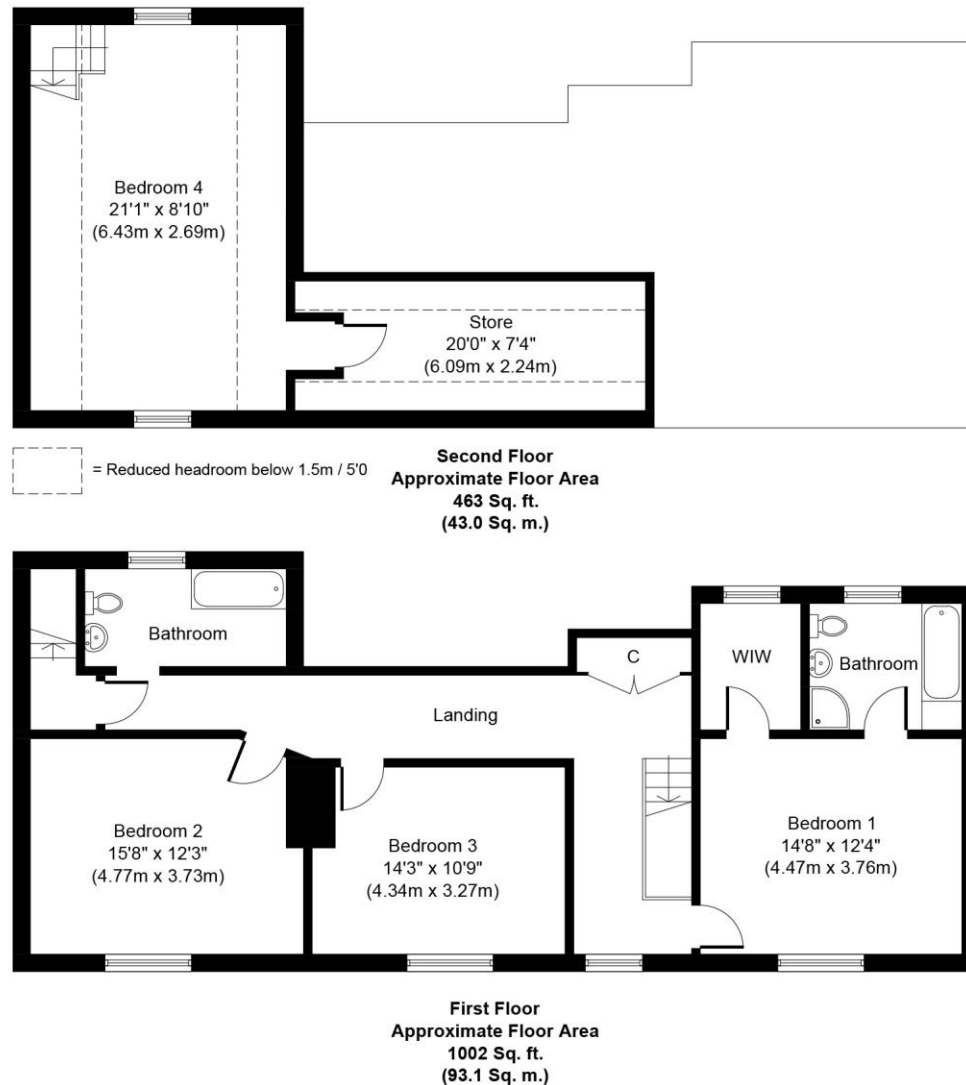
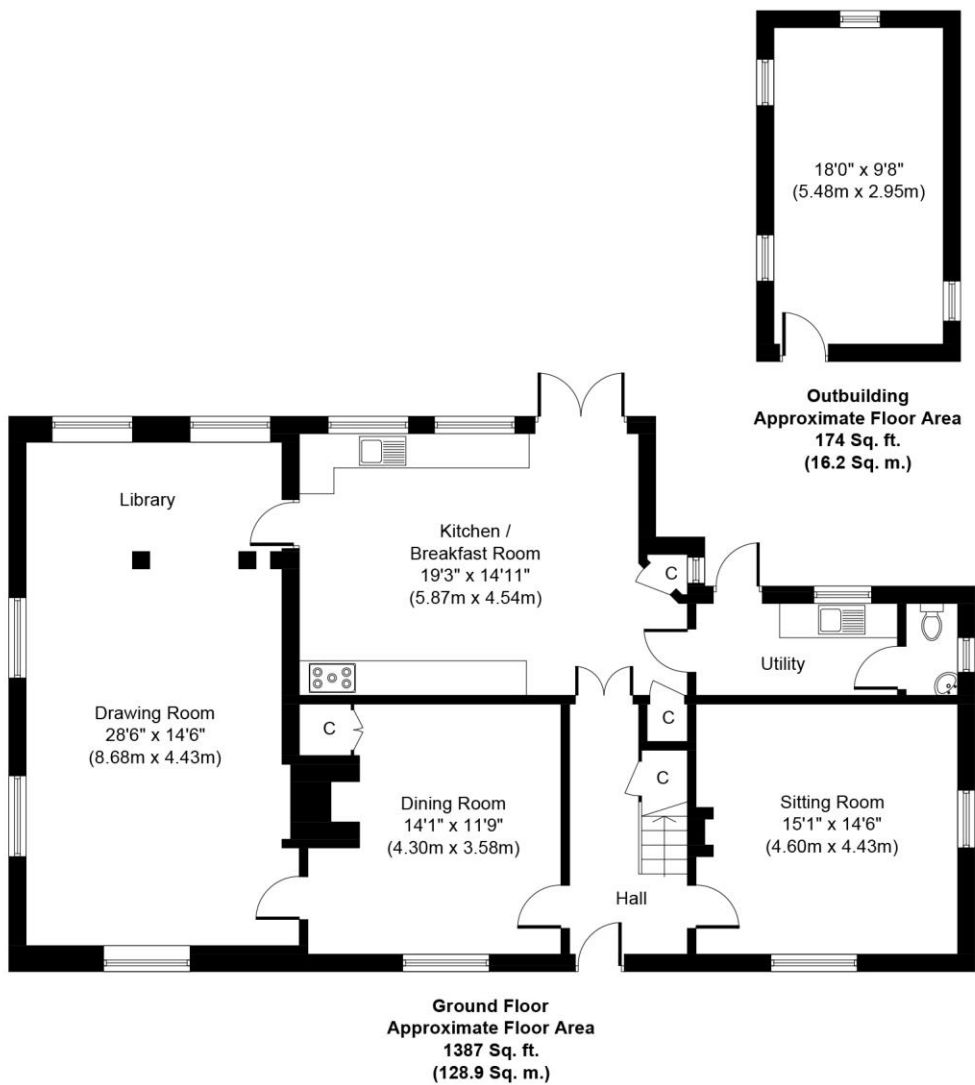
COUNCIL TAX: G - £3140.47 per annum.

SERVICES: Main water and electricity. Oil fired heating. Septic tank. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

VIEWING: Strictly by prior appointment only through DAVID BUIR





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

