



DAVID  
BURR

**Middleham House**  
**43 Woodditton Road, Newmarket**



# Middleham House, 43 Woodditton Road, Newmarket CB8 9BQ

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

Middleham House is a particularly imposing and abundantly charming detached house measuring in excess of 3,200 sq.ft of accommodation and boasting a large plot on the sought after Woodditton Road in Newmarket. The well-proportioned and well-presented accommodation boasts an abundance of original character and consists of an entrance hall, sitting room, dining room, conservatory, kitchen/dining room, utility room, study, cloakroom, four large bedrooms, a dressing room and two bathrooms. Externally enjoying a large driveway, integral garage, workshop and beautifully established and large gardens.

## A hugely charming and sizeable detached house on Woodditton Road in Newmarket boasting over 3,200 sq.ft of accommodation.

**ENTRANCE HALL** Presented in two sections with windows and a door to front aspect.

**SITTING ROOM** A large bay-window to front aspect and an open fireplace.

**DINING ROOM** A large bay-window to front aspect.

**CONSERVATORY** Windows to all aspects and French doors leading to the side paved terrace.

**KITCHEN / BREAKFAST ROOM** A particularly large room with fitted kitchen units and drawers with worktops over and an inset sink and drainer. Integrated appliances include two ovens, hob and dishwasher, with further space for other appliances. Ample dining space, windows to rear aspect and French doors leading to the rear garden terrace.

**UTILITY ROOM** Fitted units and drawers with worktops over and an inset sink and drainer. Space and plumbing for appliances and a window and door to front aspect.

**STUDY** Fitted storage, window to rear aspect and to conservatory.

**CLOAKROOM** Wash hand basin, fitted storage, WC and window to rear aspect.

### First Floor

**LANDING** A light and spacious area with fitted cupboards, loft access and a window to rear aspect.

**MASTER BEDROOM** Windows to front and side aspects, fitted wardrobes, a large **DRESSING ROOM** with fitted wardrobes and an **ENSUITE** which is extensively tiled with a shower cubicle, bath, vanity sink unit, WC, heated towel rail and windows to rear and side aspects.

**BEDROOM 2** Fitted wardrobe and window to front aspect.

**BEDROOM 3** Window to rear aspect and fitted wardrobes.

**BEDROOM 4** Window to front aspect.

# Middleham House, 43 Woodditton Road, Newmarket CB8 9BQ

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

## Outside

The property boasts a particularly large gravel driveway that offers ample parking and access to the **INTEGRAL GARAGE**, that in turn leads to the **WORKSHOP**. The remaining front aspect is predominately lawned with a wonderful established selection of hedging, shrubs, trees and plants. The rear garden is incredibly charming and also mainly lawned with paved terraces both to the rear and side aspects. There is a large shed and **SUMMER HOUSE**, and again, all of which benefits from wonderfully planted beds with mature shrubs, plants, flowers and trees throughout.

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

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND G.**

**TENURE** Freehold.

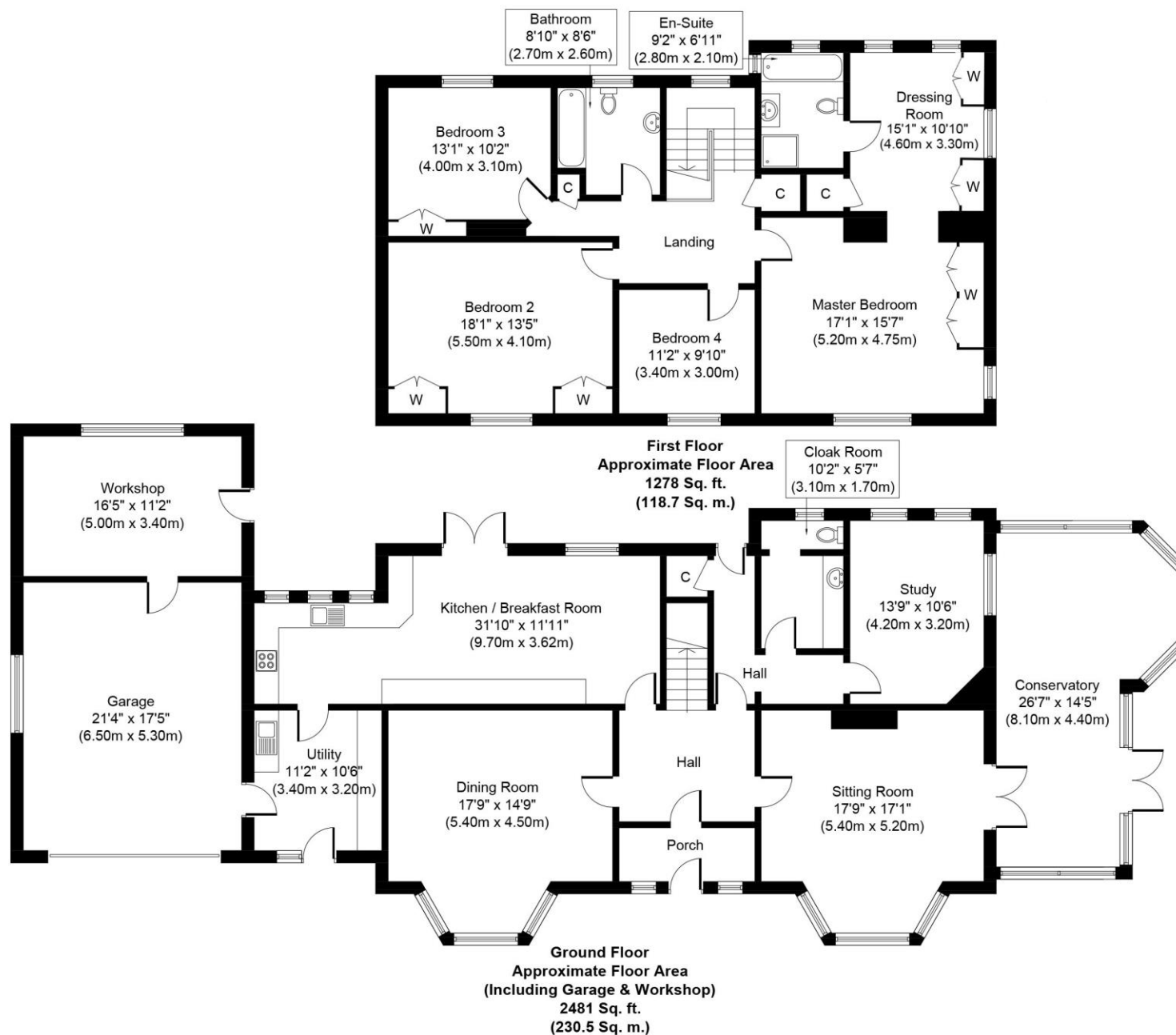
**WHAT3WORDS** hems.crisp.tearfully.

**EPC** tbc.

**VIEWING** by prior appointment only 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. 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.



