



DAVID
BURR

Worlington House
Worlington, Suffolk



Worlington House, Mildenhall Road, Worlington, Suffolk IP28 8RX

The Suffolk village of Worlington lies approximately 8 miles north east of the world renowned horse racing town of Newmarket and approximately 20 minutes commute to the outskirts of Cambridge. It is home to the Royal Worlington, often listed among the UK's top 100 golf courses, and the highly regarded Worlington Hall hotel and restaurant. There is also an active cricket club and a pub, all with excellent links to the A11.

An incredibly impressive and abundantly charming six-bedroom Grade II listed house boasting in excess of 4,200 sq.ft of accommodation and occupying a plot of close to 0.5 of an acre. Dating back to the 17th century, the property enjoys a flawless blend of timeless character and modern design with original features such as exposed timbers and inglenook fireplaces. Perhaps even more impressive are the grounds that offer ample gated driveway parking and segmented gardens that wrap the entire property that are largely influenced by formal designed French gardens.

An impeccable and particularly large six-bedroom house in the vastly popular Suffolk village of Worlington.

ENTRANCE HALL An inviting area with a tiled floor, open fireplace, door and stain glass windows to front aspect and access to the **CELLAR**.

DRAWING ROOM An impressive room with a large inglenook fireplace, windows to front, side and rear aspects, exposed timbers and French doors leading to the rear garden terrace.

DINING ROOM Window to front aspect, exposed floorboards and an open fire place.

KITCHEN / BREAKFAST ROOM A stylishly presented kitchen with fitted solid timber units and drawers with stone and oak worktops over and an inset double butler sink. Integrated appliances include a hob and dishwasher with a freestanding AGA and further space for appliances. Ample dining space, tiled floor, windows to both side aspects and a utility cupboard with space and plumbing for appliances.

INNER HALL An ornate tiled floor leading to the:

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

INNER HALL With stairs rising to the first floor and a **PANTRY** with a butler sink and window to rear aspect.

SITTING ROOM Exposed oak flooring, a large inglenook fireplace, windows to both side aspects, stable door leading to the formal rear garden and French doors opening to the side garden.

GARDEN ROOM Tiled floor, windows to both side aspects and French doors opening out to the rear garden terrace.

First Floor

MASTER BEDROOM Window to front aspect and an **ENSUITE** which is extensively tiled with a roll top bath, double sized shower cubicle, wash hand basin, heated towel rail, WC, four windows to side aspects and rear and a small **DRESSING AREA**.

Worlington House, Mildenhall Road, Worlington, Suffolk IP28 8RX

BEDROOM 2 An ornate feature fireplace, window to front aspect and a **JACK-AND-JILL ENSUITE** with a double sized shower cubicle, wash hand basin and WC.

BEDROOM 3 Windows to rear and side aspects and access to the **JACK-AND-JILL ENSUITE** with a double sized shower cubicle, wash hand basin and WC.

BEDROOM 4 Windows to front and side aspects and an **ENSUITE** with a shower cubicle, wash hand basin and WC.

Second Floor

FAMILY ROOM Windows to rear and side aspect.

BEDROOM 5 Window to front aspect.

BEDROOM 6 Window to front aspect.

DRESSING AREA Fitted storage and leading through to the:

BATHROOM Fitted with a bath, wash hand basin, WC and window to front aspect.

Outside

The grounds are incredibly impressive and especially tranquil. Initially entering through the electric gates that open to an initial shared section of driveway and then leading off to the main and private driveway providing parking for several vehicles. The front garden is mainly walled with a gravel pathway, box-hedging, an established wisteria growing up the property and a further wonderful selection of established shrubs and plants. The rear garden is impeccably presented to offer a large and staggered level paved terrace, a lawn, raised pond and an impressive array of shrubs, trees and plants throughout. The vastly impressive Victorian

style **GLASSHOUSE** is situated by the property and tucked away in the corner of the garden. The side garden is a beautifully decorated pétanque court, again presented alongside mature hedging and planting.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND G.

TENURE Freehold.

WHAT3WORDS typed.nearly.barstool

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.



