



The Highlands, Exning, Newmarket

Sheridans



The Highlands, Exning, Newmarket CB8 7NT

Guide Price £1,000,000

An exciting development of only two brand new outstanding 2900 sqft and 3800 sqft homes providing luxuriously appointed accommodation situated close to the historic racing town of Newmarket

Summer House and Orchard House, The Highlands, Exning is a high-quality development of just two stunning houses located in a sought after location within the well served and conveniently positioned village of Exning, situated only a few miles from Newmarket.

The houses and associated gardens enjoy a private setting tucked away at the end of a shared private drive in generous grounds of either 1 acre or 1.5 acres. Each of the houses have been designed with the aim of being both distinct in style, whilst utilising high-quality materials including oak and stone flooring, coupled with beautifully proportioned rooms and spacious accommodation, whilst offering all the benefits of modern living.

The accommodation for Orchard House in brief comprises of a spacious reception hall with half vaulted ceiling, galleried landing and a fine oak staircase to first floor. The hall leads through to a rear lobby, cloakroom, utility room and study. Double doors open from the reception hall to a stunning "live in" open plan kitchen/dining room, fitted with an extensive range of units beneath quartz/granite preparation surfaces complemented by integrated appliances and central island. With a fine stone floor, the kitchen area is open plan to a snug/ family room with double doors opening to a spacious sitting room with oak flooring and fireplace with wood burning stove and windows affording views across the

gardens.

On the first floor is a part galleried landing leading to a principal bedroom with wall to wall fitted wardrobe cupboards and stylish en-suite. The guest bedroom is complemented by a further en-suite and the two remaining bedrooms are served with a spacious family bathroom completing the accommodation.

Outside

The house is approached along a brick weave driveway providing extensive vehicle parking, turning space and access to a detached double garage with electric roller door. Side access leads to a large Limestone wrap around south facing terrace, creating an ideal area for outdoor entertaining bordered by traditional railings. The gardens are mostly laid to lawn, with mature trees and enclosed by fencing. In all about 1 acre (s.t.s).

Location

Highlands is an exclusive location situated within the West Suffolk village of Exning, just two miles from the famous horse racing town of Newmarket. The village offers a good range of local amenities including a primary school, three public houses, a Post Office and local shops. Newmarket provides a good range of amenities including state and independent schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines in to London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive.

- Brand new 2900 sqft house
- Part galleried reception hall with oak staircase, cloakroom
- Study
- Huge "live in" kitchen dining room with beautifully equipped kitchen with island and integrated appliances
- Snug/family room
- Sitting room with fireplace and wood burning stove
- Rear lobby, utility
- Four bedrooms, two en-suites, family bathroom
- Expansive driveway, double garaging
- Landscaped grounds including large Limestone terrace, all in about 1 acre (s.t.s)

Directions

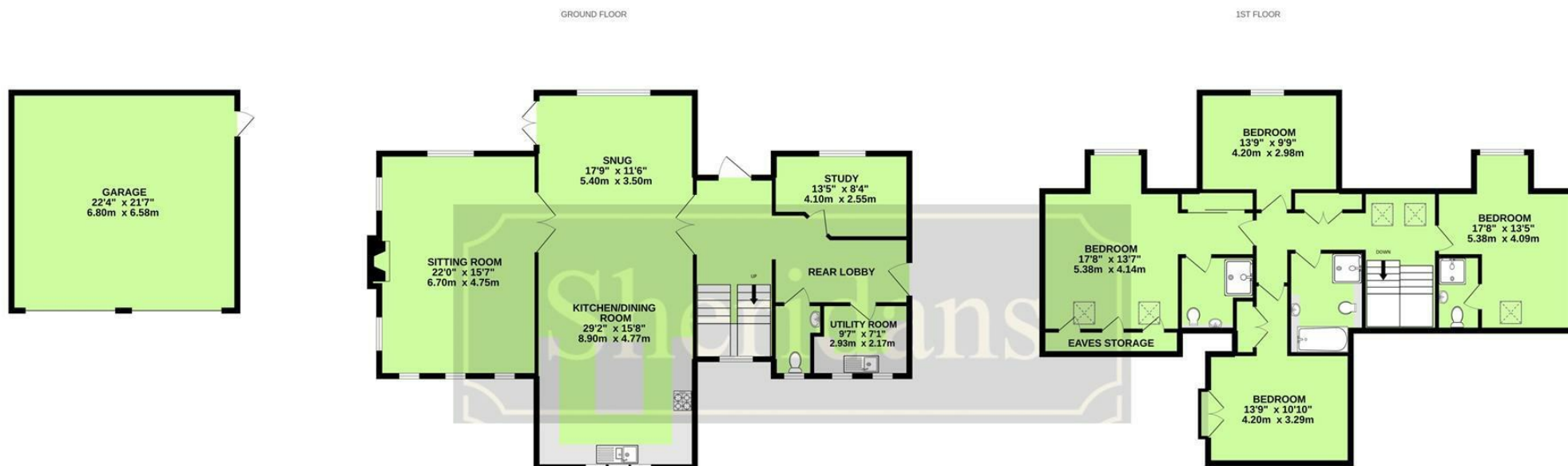
When travelling along the A14 Dual Carriageway from the direction of Bury St Edmunds, take the turning signposted Newmarket / Ely A142. At the end of the slip road turn right towards Exning. Follow the road and take the next turning on the left to Exning and after a short distance turn left into The Highlands where the new houses will be found at the end down a private drive.

Services and agents note

All mains services are connected. Underfloor heating on ground floor, radiators on first floor. 10 Year build guarantee

Agents note: buyers will have a choice of carpets.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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