



WARRINGTON STREET
Newmarket

Carter Jonas

WARRINGTON STREET, NEWMARKET, CB8 8BA

- Newmarket Railway Station - approx. 0.1 miles
- Cambridge - approx. 13 miles
- Bury St Edmunds - approx. 14 miles

Around 4,000 sq.ft of accommodation • Just off The Avenue in Newmarket • Seven double sized bedrooms • Eight bathrooms • Five reception rooms • Driveway parking • Integral garage • EPC rating C

DESCRIPTION

The property is currently utilised as a successful small private hotel, which is idyllically positioned to take full advantage of the high demand when the world renowned Tattersalls horse sales are in full swing. As a home, the property offers an entrance hall, five reception rooms, a kitchen/breakfast room, utility room, seven bedrooms and eight bathrooms. Externally enjoying driveway parking, an integral garage and a pleasant rear garden.

Entering into the inviting and broad entrance hall with exposed original floorboards and stairs rising to the first floor. The expansive ground floor offers size in abundance with a large kitchen/breakfast room, a further separate breakfast room, utility room, four large reception rooms, a shower room and cloakroom.

Stairs rising from the ground floor to the landing, with stairs then leading up to the second floor. This first floor offers six double sized bedrooms, all of which enjoying ensuites.

The second floor is presented almost as a top-floor annexe although offering complete versatility with a large bedroom, dressing room, ensuite, walk-in wardrobe, a kitchenette and a large loft-like storage room.

**A PARTICULARLY LARGE AND HUGELY VERSATILE DETACHED HOUSE
BOASTING A PROMINENT SPOT IN NEWMARKET AND OFFERING AROUND
4,000 SQ.FT OF ACCOMMODATION.**



OUTSIDE

The property is approached via the spacious driveway providing ample parking and access to the integral garage. The remaining front aspect enjoys mature hedging and a large raised bed. The rear garden is awfully charming and presented on multiple levels. Predominately lawned with a raised seating terrace and a wonderful selection of established shrubs, trees and plants.

LOCATION

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.

ADDITIONAL INFORMATION

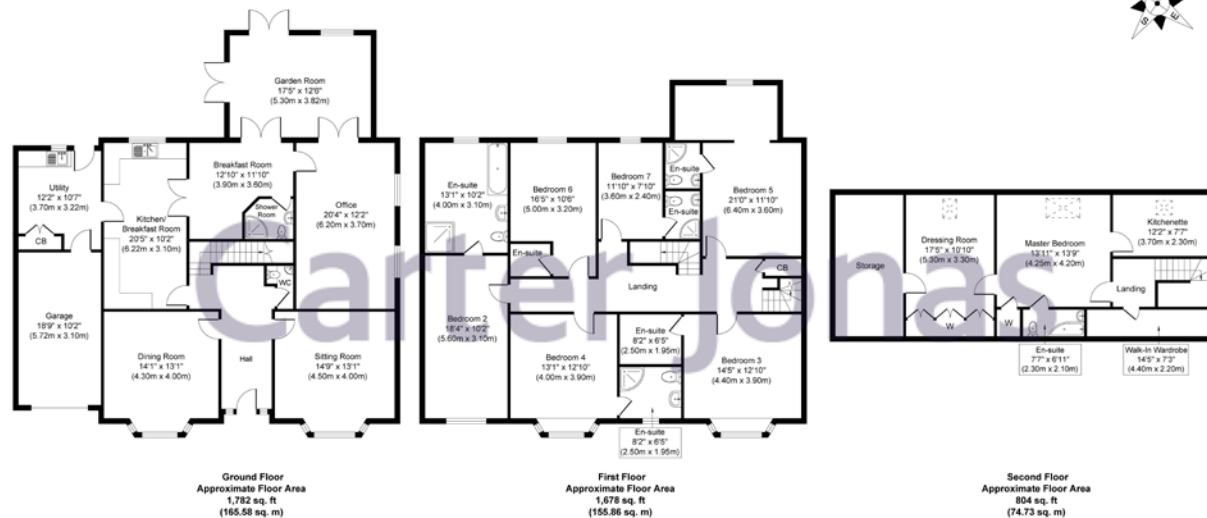
Tenure: Freehold

Services: Gas fired central heating. Mains water, gas, drainage and electricity

Local Authority: West Suffolk District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330






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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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