



Kennett Cottages, Kennett, Newmarket,  
Cambridgeshire

Pocock + Shaw

10 Kennett Cottages  
Kennett  
Newmarket  
Cambridgeshire  
CB8 7QH

A sympathetically extended and deceptively spacious 3-4 bedroom semi-detached period property situated in a semi-rural location on the outskirts of the village. The property benefits from a large double aspect living room/dining room, a garden room and a double aspect entrance hall with a vaulted ceiling. Additional features include a generous private south west facing garden, a stable and a large driveway.

Guide Price £499,950



**Location** Kennett and neighbouring Kentford are just over 4 miles from the historic horse racing town of Newmarket and with excellent access to the A14 and the A11. The attractive market town of Bury St Edmunds is around 10 miles away and the university city of Cambridge is approximately 19 miles. Local amenities include two public houses, a local convenience store along with Kentford Village Stores and a Post Office. There is also a village hall and playing field, a new primary school and a church.

**Entrance Hall/ Boot Room** 10'8" x 7'9" (3.24 m x 2.36 m) an attractive double aspect room with a vaulted ceiling and a tiled floor.

**Inner Hallway** with an airing cupboard with hot water cylinder and engineered oak wood flooring.

**Kitchen** 11'7" x 10'10" (3.54 m x 3.31 m) a double aspect room, with a range of fitted base and wall mounted units, a pantry and a slate tiled floor.

**Living room/dining room** 28'5" x 13'10" (8.65 m x 4.21 m) a large double aspect room with engineered oak wood flooring, a fireplace with a brick hearth and surround and multi fuel stove. Bi-folding doors leading to the rear garden.

**Side hallway** with engineered oak wood flooring.

**Cloakroom** with a hand basin and low level WC.

**Bedroom 1** 17'11" x 13'7" (5.46 m x 4.13 m) with a **Walk in wardrobe** 18'2" x 4'4" (5.53 m x 1.33 m)

**Ensuite bathroom** with a bath, hand basin and low level WC.

**Study/Bedroom 4** 14'6" x 10'6" (4.42 m x 3.19 m) a double aspect room with engineered oak wood flooring and a pair of French doors leading to the garden.

**Bedroom 2** 11'10" x 8'9" (3.60 m x 2.67 m) with engineered oak wood flooring.

**Bedroom 3** 11'10" x 8'7" (3.60 m x 2.62 m) with a built in cupboard, engineered oak wood flooring, pair of French doors leading to the garden room.

**Bathroom** with a bath, hand basin and low level WC.

#### **Garden Room**

9'9" x 9'7" (2.98 m x 2.93 m) a double aspect room with uPVC windows and doors, tiled flooring and a roof light.

**Outside** To the front of the property is an established hedge and fence boundary with 2 separate 5 bar gates, a large shingled driveway and parking area, chicken run, large gated access to the side leading to a concrete hard standing and a timber stable. Note the stable can potentially be converted for an alternative use or removed if the buyer prefers.

At the rear of the property is a large and private south west facing garden backing onto paddocks, laid to lawn and with a wealth of established trees and shrub borders, a timber pergola and timber shed/potting shed.

A large paved patio and seating area on 2 levels includes a covered area adjoining the garden room and with a hot tub (available by negotiation). The property benefits from solar panels to the rear roof elevation.

**Tenure** The property is freehold/leasehold.

#### **Services**

Mains water and electricity are connected. Drainage is via a septic tank.

The property is not in an conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 7Mbps, Superfast: 80Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

**Council Tax** C East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



- Semi-detached period property
- 3 - 4 bedrooms/ 1 ensuite
- Large living room/dining area
- Garden room
- Character property
- Views over paddocks
- Established private gardens
- Non-estate semi-rural location.
- Views over paddocks





An advertisement for Pocock + Shaw real estate. The background is a teal color with a dense, intricate floral pattern in a light beige or gold tone. The text is centered and reads:

**Pocock  
+  
Shaw**

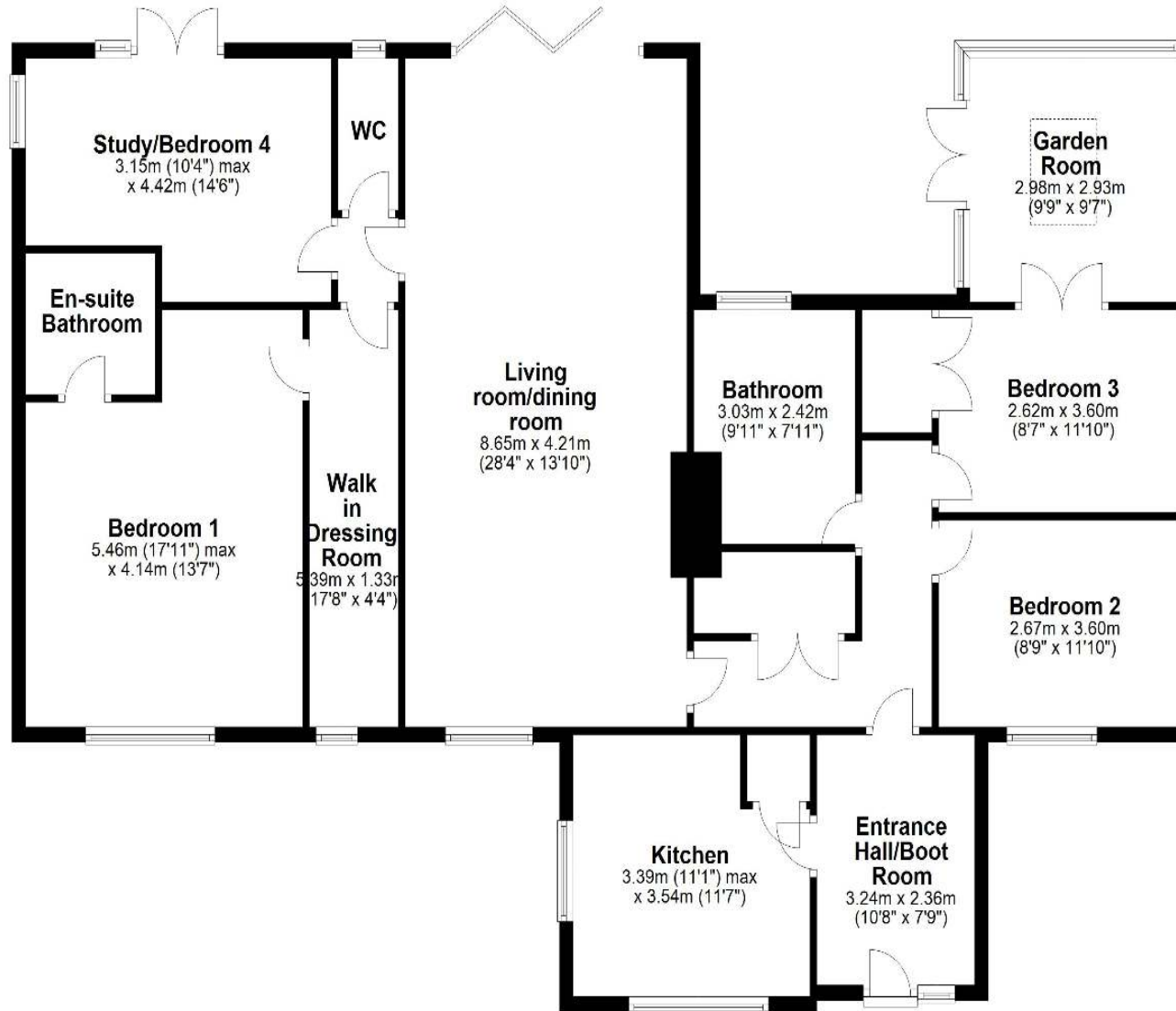
**For Sale**

01638 668 284





## Ground Floor



Total area: approx. 157.7 sq. metres (1697.3 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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