



The Highlands, Exning, CB8 7NT



The Highlands

Exning,
CB8 7NT

- Individual Brand New Detached House
- 4 Double Bedrooms – 2 Ensuites
- 3 Reception Rooms
- Accommodation of 2,900 sq ft (approx)
- Plot Approaching 1 Acre (sts)
- Detached Double Garage
- 10 Year Advantage Warranty

A deceptively spacious individual brand new detached house with accommodation of approx. 2,900 sq ft and standing in gardens and grounds of approx. 1 acre (sts) located near the end of a private drive. The property is finished to a high standard with stone and wood flooring throughout the ground floor with under floor heating, a stunning triple aspect well equipped fitted kitchen/dining room/snug and a generous triple aspect living room. Additional features include 4 large first floor bedrooms with 2 ensuite and a family bathroom, a detached double garage and expansive gardens.

4 3 2

Guide Price £950,000





LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

ENTRANCE HALL

with a part glazed entrance door and glazed side screens, stone flooring with under floor heating, a pair of part glazed doors opening to the kitchen/dining room and snug, stairs leading to the first floor.

KITCHEN/DINING ROOM/SNUG

an exceptional triple aspect room with stone flooring with under floor heating and a well equipped fitted kitchen with stone worktops and a range of fitted base and wall mounted units, integrated eye level double oven, 4 ring induction hob with extractor hood over, integrated dishwasher and full height fridge and separate freezer, centre island with stone top, breakfast bar and drawer storage below.

SITTING ROOM

a stunning triple aspect room with wood flooring with under floor heating, fireplace with slate hearth and brick surround and a pair of French doors leading to the rear garden.

REAR LOBBY

with stone flooring with under floor heating, part glazed door leading to the garden.

STUDY

with stone flooring with under floor heating.

CLOAKROOM

with a hand basin and low level WC, stone flooring with under floor heating.

UTILITY ROOM

with oak worktops, fitted base and wall mounted units, wall mounted central heating boiler, stone flooring with under floor heating.

FIRST FLOOR

LANDING

a galleried room with aspect over both sides of the staircase and with sloping ceilings and a velux star roof light to the front and rear.

PRIMARY BEDROOM SUITE

a substantial room with part sloping ceilings, fitted wardrobes and built-in cupboard storage.

ENSUITE SHOWER ROOM

with a walk-in tiled shower cubicle, hand basin, low level WC, tiled flooring, part tiled walls, part sloping ceilings.

BEDROOM 2

a double aspect room.

ENSUITE SHOWER ROOM

with a shower cubicle, hand basin, low level WC, tiled walls and flooring, part sloping ceilings.

BEDROOM 3

with part sloping ceilings.

BEDROOM 4

with a bath, tiled shower cubicle, hand basin, low level WC, tiled walls and flooring.

OUTSIDE

The property stands in a substantial plot with post and rail fencing to the front and a pair of 5 bar gates providing access to a large block paved driveway and double garage. A limestone pathway leads to the front of the house and via either side onto the rear garden with a substantial raised limestone paved terrace with views over the garden area which is mainly laid to lawn with a wealth of established trees and hedge boundaries.

DETACHED DOUBLE GARAGE

with electrically operated roller shutter door to the front and pedestrian door to the side.

SALES AGENTS NOTES

Tenure - Freehold
 Council Tax Band - G
 Property Type - Detached House
 Property Construction - Brick and slate
 Number & Types of Room - Please refer to the floorplan
 Square Footage - 2,900
 Parking - Double Garage & Driveway

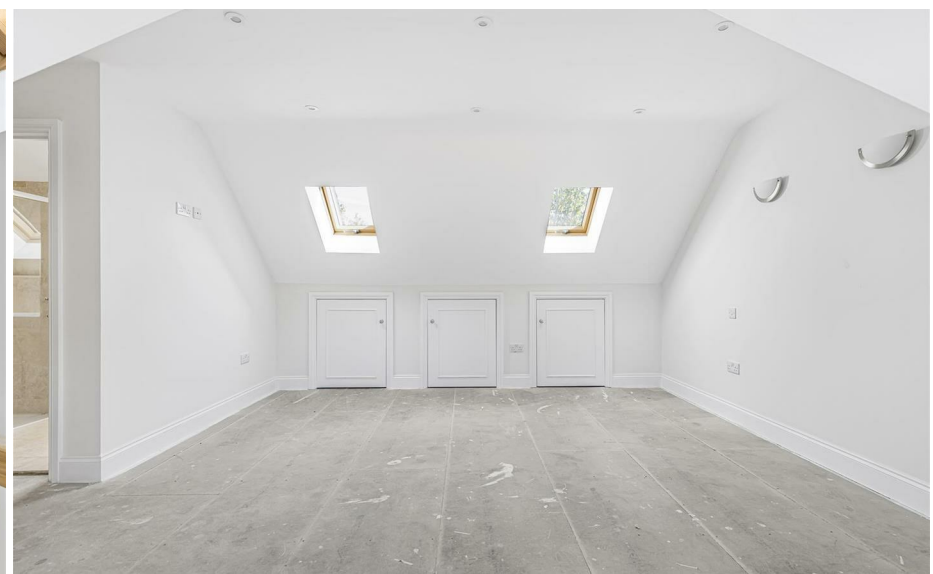
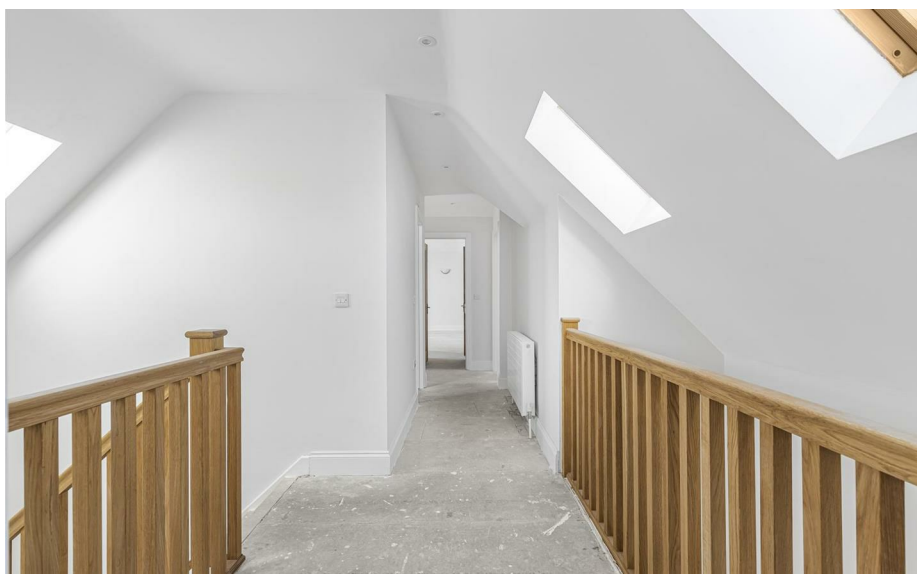
Utilities / Services

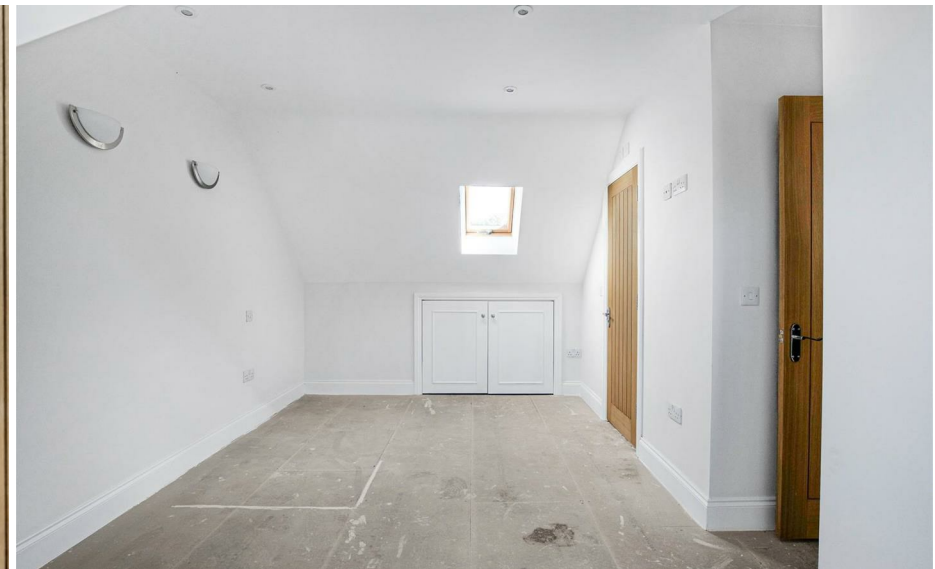
Electric Supply - Mains
 Gas Supply - Mains
 Water Supply - Mains
 Sewerage - Mains
 Heating sources - Gas central heating
 Broadband Connected - No
 Broadband Type - Standard Broadband Available (Up to 24 Mbps download speed)
 Superfast Fibre Broadband Available (30-48 Mbps download speed)
 Mobile Signal/Coverage - Likely with Three, Vodafone and O2

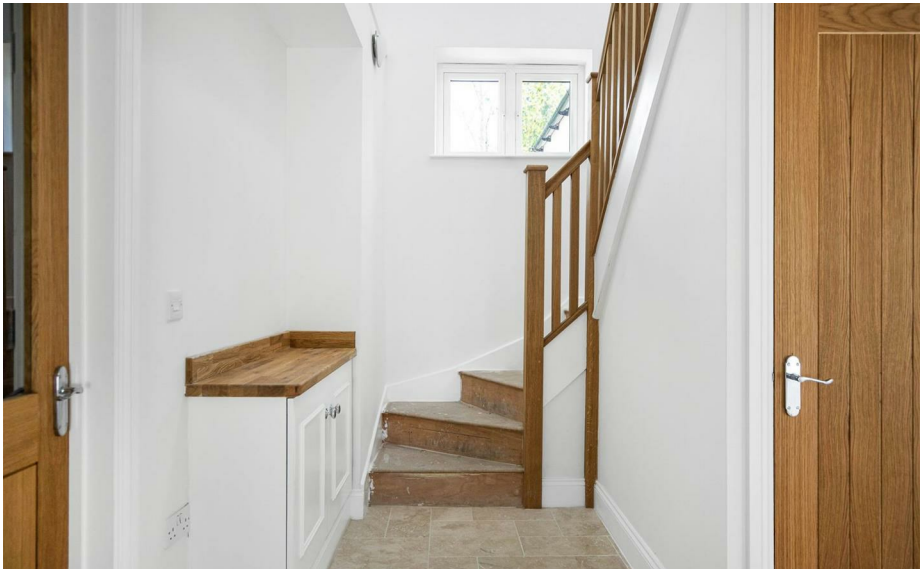
Rights of Way, Easements, Covenants - The property is approached via a shared driveway which leads to the private drive of Orchard House.

Restrictions - We have been made aware this property does contain restrictive covenants.
 Planning Permission - We advise interested parties to check the West Suffolk Planning Portal.
 Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.
 Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £950,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - West Suffolk









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.