



**AN ELEGANT MODERN HOUSE TUCKED AWAY WITHIN THIS SMALL EXCLUSIVE DEVELOPMENT CONVENIENT FOR NEWMARKET AND BURY ST EDMUNDS**

Villa Cavallo, Langtry Park, Gazeley Road, Kentford, Suffolk CB8 7QA

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ESTABLISHED 1966



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**Villa Cavallo**  
**Langtry Park**  
**Gazeley Road**  
**Kentford**  
**Suffolk CB8 7QA**

- *Newmarket 5 miles*
- *Bury St Edmunds 10 miles*
- *Cambridge 18 miles*

RECEPTION HALL • CLOAKROOM • SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST/GARDEN ROOM • UTILITY ROOM  
3 DOUBLE BEDROOMS • DRESSING ROOM  
3 BATHROOMS • DOUBLE GARAGE • **ALL IN 0.19-ACRE**

Situated in a small courtyard development of just two houses within this well-regarded village, Villa Cavallo is an elegant, Palladian-style, modern detached house, designed by the renowned architect, Lionel Sturgess.

The property is beautifully presented throughout and extends to around 2,000ft<sup>2</sup>, providing versatile accommodation which is graced with a large level of natural light throughout, comprising entrance porch and large reception hall with travertine flooring and under-stairs library area, a cloakroom and airing cupboard.

The sitting room enjoys a double aspect, with attractive bay with doors leading to the garden, together with a open fireplace housing a dual-fuel stove on granite hearth, and doors leading through to a kitchen/breakfast/garden room, which is fitted with a high-quality range of matching base, display and eye level units with granite worktop, with integrated appliances including ovens, microwave, hob, dishwasher and full height fridge and freezer and a pair of French doors leading to the terrace with a glass veranda.

The utility room has a further sink, granite worktops, plenty of cupboards and space and plumbing for washing machine and for tumble dryer and half glazed door to the outside, and there is a spacious dining room/snug which enjoys a double aspect room with views over the front gardens.

On the first floor is a spacious galleried landing with a roof lantern, with access to the principal bedroom suite, enjoying a double aspect, two built-in wardrobes and glazed doors leading to an attractive balcony overlooking the gardens.

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**Guide: £745,000** (*freehold*)









There is a large dressing room with fitted wardrobes and luxurious en-suite bathroom. There are two further double bedrooms, each with their own en suite facilities.

### Outside

The house is approached from the village lane through a pair of red brick pillars with paved driveway approach with shrub borders and garden area to the left of the drive with mature trees.

To the front of the property is a driveway shared with the adjoining detached property and with a private block paved parking area with space for 3 vehicles. The driveway leads past the house to a double garage with electric roller shutter door, light and power, attic storage space, Grant oil fired central heating boiler and water softener.

To the eastern side of the property is an attractive partially walled garden, laid to lawn with a paved patio area and shrub borders, outside lighting, bespoke metal gates and a timber summerhouse with power connected. Adjoining the house is a superb glass veranda with an attractive sandstone terrace.

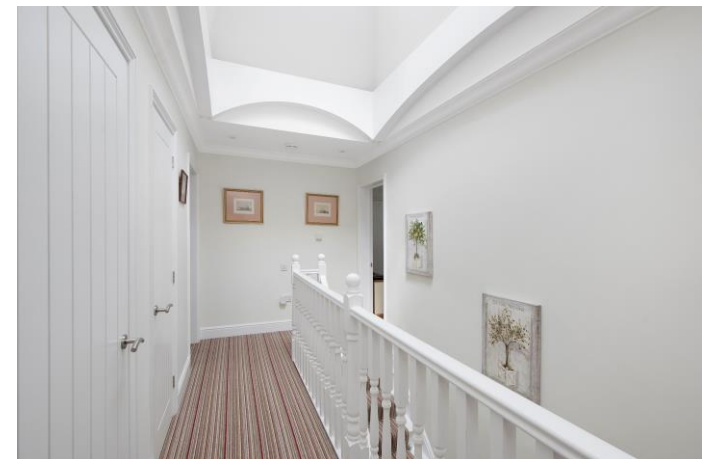
### Location

The house is tucked away within this well-regarded location, with Kennett and Kentford providing local amenities to include two public houses, a church, Phoenix Cycleworks, village hall, recreation field and primary school.

There is also another primary school in the nearby village of Moulton, some 1.7 miles away. Kennett also has a railway station, 0.8 miles away, with branch line connections direct to Cambridge and Ipswich, making the property highly commutable. Just five miles away, Newmarket, world famous as the headquarters of British horseracing, is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Newmarket itself provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; nearby Cambridge and Bury St Edmunds offer further amenities.

### Further Information

*£200 per annum for the maintenance of the shared driveway • Mains electricity, water and drainage • Oil fired central heating (underfloor ground floor) • Council Tax Band 'F' • EPC 'B' • Ofcom suggest Ultrafast Broadband 1,000Mb available • Mobile: Ofcom suggest all providers likely.*



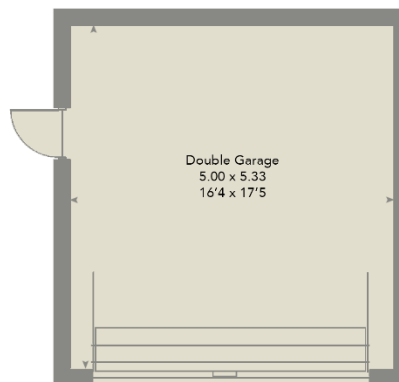


Approximate Gross Internal Area = 189 m<sup>2</sup> / 2034 ft<sup>2</sup>

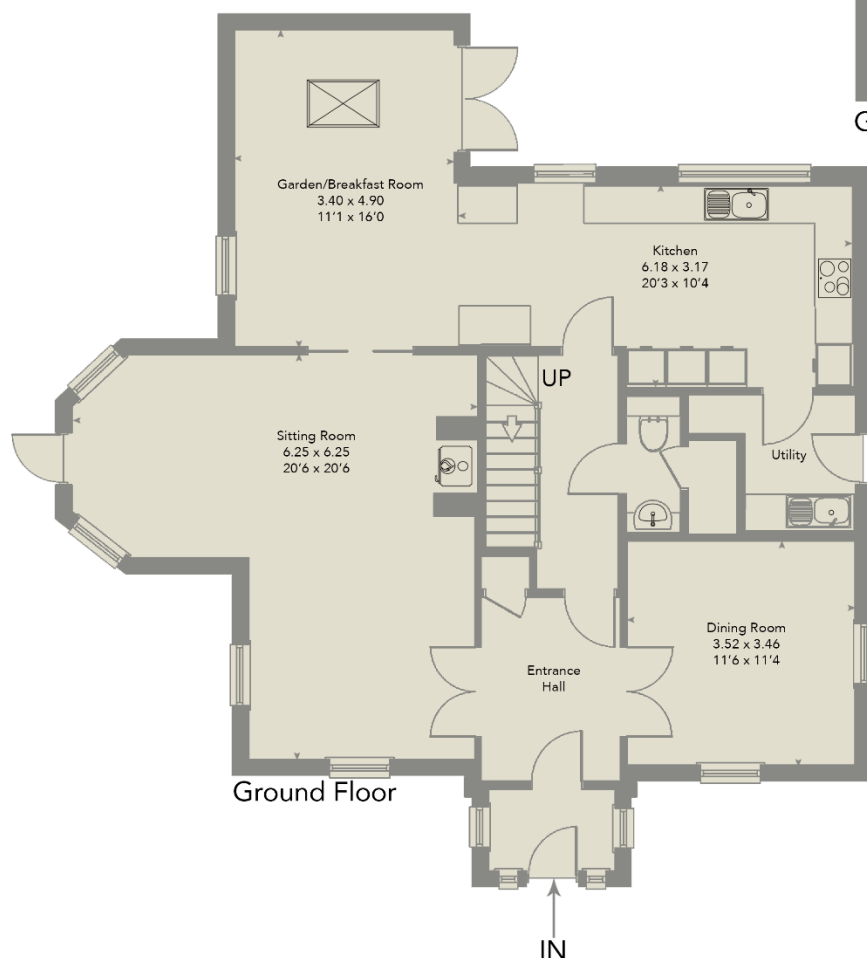
Garage = 26 m<sup>2</sup> / 280 ft<sup>2</sup>

Total = 215 m<sup>2</sup> / 2314 ft<sup>2</sup>

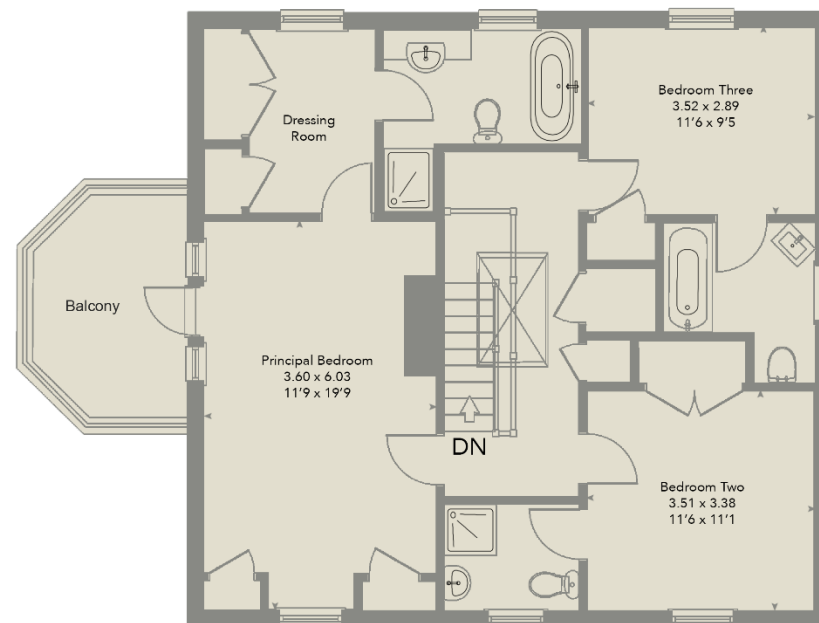
For identification purposes only - Not to scale



Garage



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024



Regal Lodge

The Octagon

Villa Fantino

Villa Cavallo

The South Lodge

25 m

50 m









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