



Stratford House, Ousden, Newmarket, CB8 8TN

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ESTABLISHED 1966

Stratford House

Ousden

Newmarket

CB8 8TN

- *Newmarket 7 miles*
- *Bury St Edmunds 11 miles*
- *Cambridge 20 miles*
- *Stansted Airport 40 miles*

ENTRANCE HALL • CLOAKROOM • KITCHEN/DINING/LIVING ROOM • SNUG • SITTING ROOM • UTILITY • GYM/SAUNA/SHOWER ROOM • PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM • FOUR FURTHER DOUBLE BEDROOMS • FAMILY SHOWER ROOM • OFFICE • DOUBLE GARAGE • TERRACE AND GARDEN

Stratford House is a substantial detached property set in the pretty village of Ousden, approximately seven miles from the historic racing town of Newmarket, with easy access to Cambridge under 30 minutes away, and Bury St Edmunds, 20 minutes. The village sits in attractive countryside with The Fox public house/restaurant, village hall, playing field, and St Peter's Church, of which the property has a magnificent view from the front.

The property has recently undergone a significant programme of updating to form what is now a spacious and contemporary layout with a stunning open-plan kitchen/dining and living area ideal for family life and entertaining.

The accommodation, which is arranged over two floors, comprises large welcoming entrance hall with a feature fireplace leading to an inner hall with downstairs WC and galleried staircase. From the inner hall double doors open to the impressive kitchen/dining area with large, five panel bi-fold doors opening to the rear garden, making this a lovely light and airy entertaining space. The dining area leads in turn to the snug/family room with views to the front and St Peter's Church. Also accessed from the main hall is the large, double-aspect sitting room, with French doors to the rear garden.

The kitchen is fitted in a modern painted shaker-style, with silestone worktops and large island with breakfast bar. There is a built-in butler pantry, integrated oven, additional

Spacious detached home with stunning open-plan accommodation and large garden, conveniently located for Cambridge, Newmarket and Bury St Edmunds

Guide: £1.15 million - freehold



combi/microwave oven and separate warming drawer, built-in fridge and freezer, four-ring hob with hood above, dishwasher, and double sink. Completing the ground-floor is a large utility room with fitted cupboards, sink, plumbing and space for washer/dryer, and back door to the garden. There is also an additional room off the utility that was formerly a gym which still retains a sauna and shower. This space would be ideal for a variety of alternative uses, if required. Beyond this is a rear hall with door to the front and a secondary staircase to the first-floor, as well as giving access to the large attached double garage.

On the first-floor, the galleried landing enjoys wonderful views of the Church and runs the length of the house and features fitted alcoves and bookshelves. At one end of the landing can be found the double-aspect principal bedroom suite with a large walk-in wardrobe, fully fitted dressing room, and en suite bathroom with double-end bath, corner shower, WC, hand basin and towel rail.

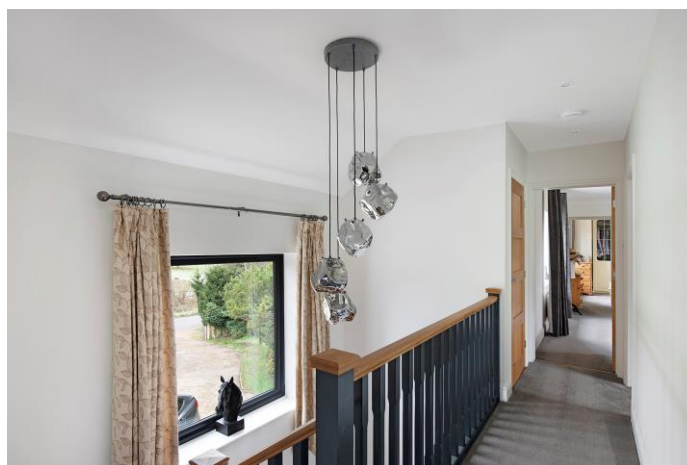
There are four further double bedrooms, all of which have easy access to a modern family shower room, with large walk-in shower, wall-mounted WC, and hand basin with storage below. Additionally on the first-floor, either approached from the main house or separate staircase and entrance already mentioned, is a fully equipped, large home office above the garage, with multiple built-in cupboards and separate broadband connection. The office was formerly an annexe kitchen/living room and retains all of the services to re-instate a kitchen if required.

Outside

The property has a sweeping drive up to the front of the house, with parking for several cars and turning space in front of the double garage. The front garden is lawned with a mature hedged boundary and countryside and church views. At the rear of the property is a terrace across the length of the house with built-in seating area and BBQ and access to the large well-established rear garden, which is predominantly lawned interspersed with mature shrubs, trees and screened boundaries and split into two distinct areas, the second having a former tennis court and al fresco dining terrace.

GENERAL INFORMATION

- Mains water, electricity, drainage connected.
- Oil-fired central heating
- Council Tax – West Suffolk – Band G - £3,536
- EPC rating D
- Ofcom states Ultrafast Broadband is available
- Ofcom states mobile signal is available
- What3Words – lasts.span.cello

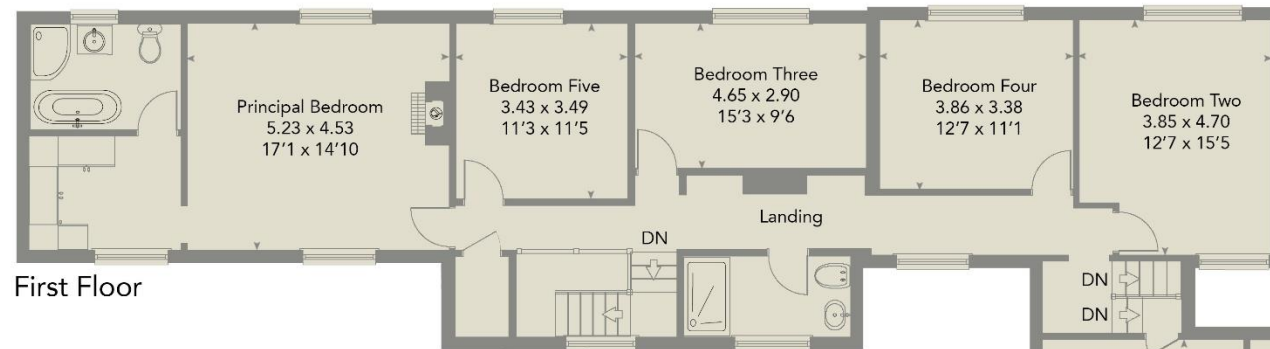


Approximate Gross Internal Area = 340 m² / 3660 ft²

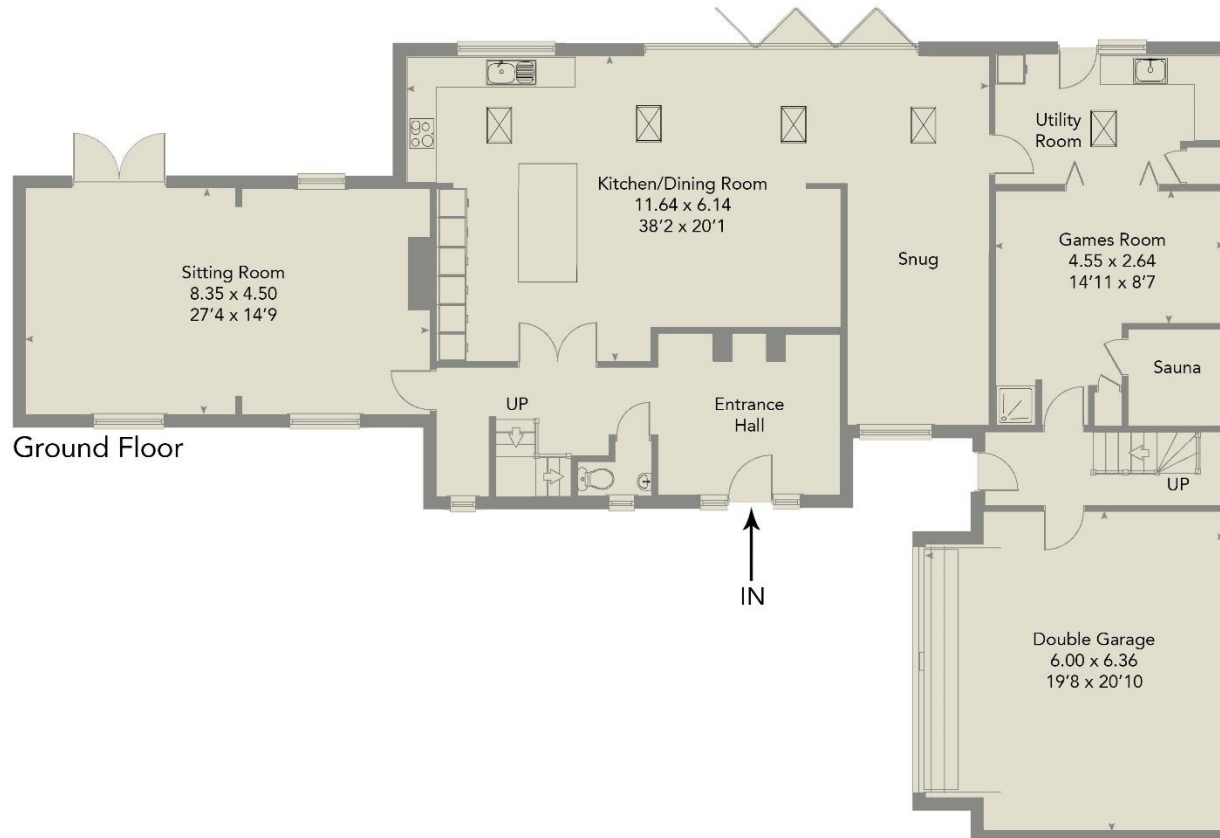
Garage = 36 m² / 387 ft²

Total = 376 m² / 4047 ft²

For identification purposes only - Not to scale



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.
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