



PARSONAGE FARMHOUSE
Kirtling

Carter Jonas

PARSONAGE FARMHOUSE, THE STREET, KIRTLING, NEWMARKET, CB8 9PD

- Dullingham Railway Station - approx. 5 miles
- Newmarket - approx. 5 miles
- Cambridge - approx. 14 miles

Six double sized bedrooms • Well-presented throughout • Idyllic & peaceful setting • No onward chain • Five bathrooms throughout • South facing garden • EPC rating E

DESCRIPTION

The peaceful setting is made all the better with far reaching countryside views and adjacent horse paddocks. The accommodation offers an entrance hall, five reception rooms, a utility room, cloakroom, kitchen/breakfast room, six double sized bedrooms and five bathrooms. Externally enjoying well-presented immediate grounds and ample gated driveway parking.

ACCOMMODATION

GROUND FLOOR

Entering into a large entrance hall boasting many purposes and grandeur in abundance. The ground floor is significant in size with five reception rooms (sitting room, dining room, study, drawing room and snug), a utility room, shower room, cloakroom and a kitchen/breakfast room.

FIRST FLOOR

The landing enjoys ample natural light with several windows to rear aspect and a large sky-light. The first floor is almost presented in two parts; the west and east wings.

PARSONAGE FARMHOUSE IS AN EXCEPTIONAL, IMPOSING AND IDYLLICALLY POSITIONED SIX-BEDROOM DETACHED HOUSE BOASTING AROUND 5,700 SQ.FT OF ACCOMMODATION.



The east-wing boasts a large and impressive master suite with a dressing room and ensuite. As well as a further bedroom and ensuite.

The adjoining section of the first floor offers two further bedrooms and a bathroom.

The west-wing then enjoys two additional bedrooms and a large and luxurious bathroom.

OUTSIDE

The lengthy tree-lined track that leads to the property is shared and in turn leads to the five-bar gate that opens to the private and sizeable gravelled driveway for the property. The immediate grounds are largely lawned with some mature hedging and paved terraces.

LOCATION

The village of Kirtling is situated approximately 5 miles southeast of Newmarket, surrounded by attractive countryside and mixed woodlands. Local amenities include a Village Hall and traditional public house The Red Lion. Kirtling is within the catchment area for both Cheveley Primary School (3.9 miles) and Bottisham Village College (12.2 miles). A bus is provided to and from both schools. There is also schooling available at Kettlesfield Primary School in Stetchworth (6.1 miles), however there is no bus service. Independent schooling is available at Barnardiston, Newmarket and a selection of renowned schools are found in Cambridge along with its world-famous University colleges and a full range of cultural, shopping, and recreational facilities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Note, none of these have been tested by the agent

Local Authority: East Cambridgeshire District Council

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





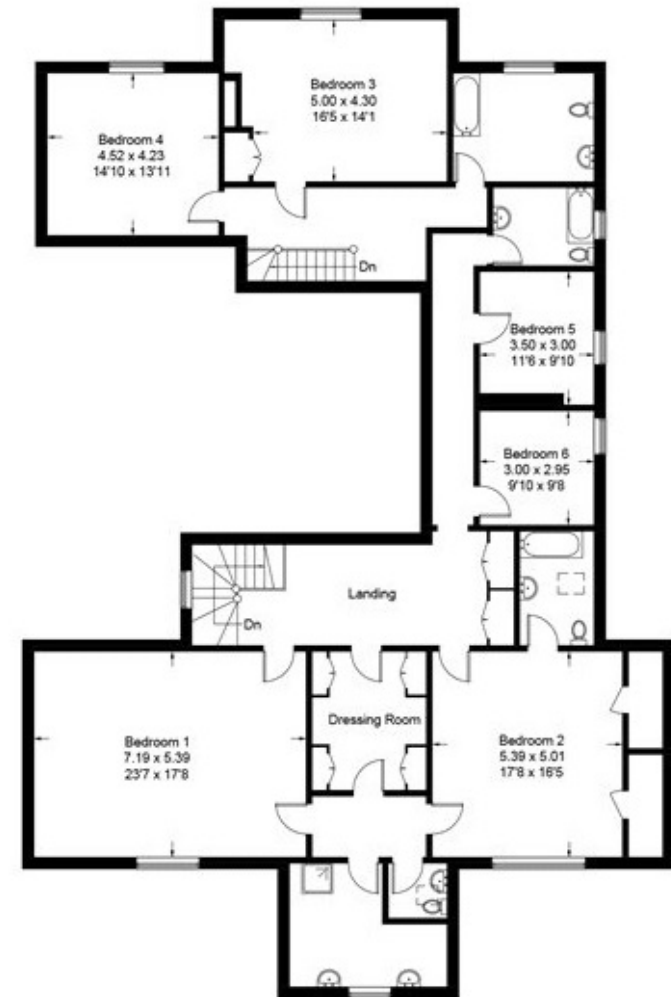
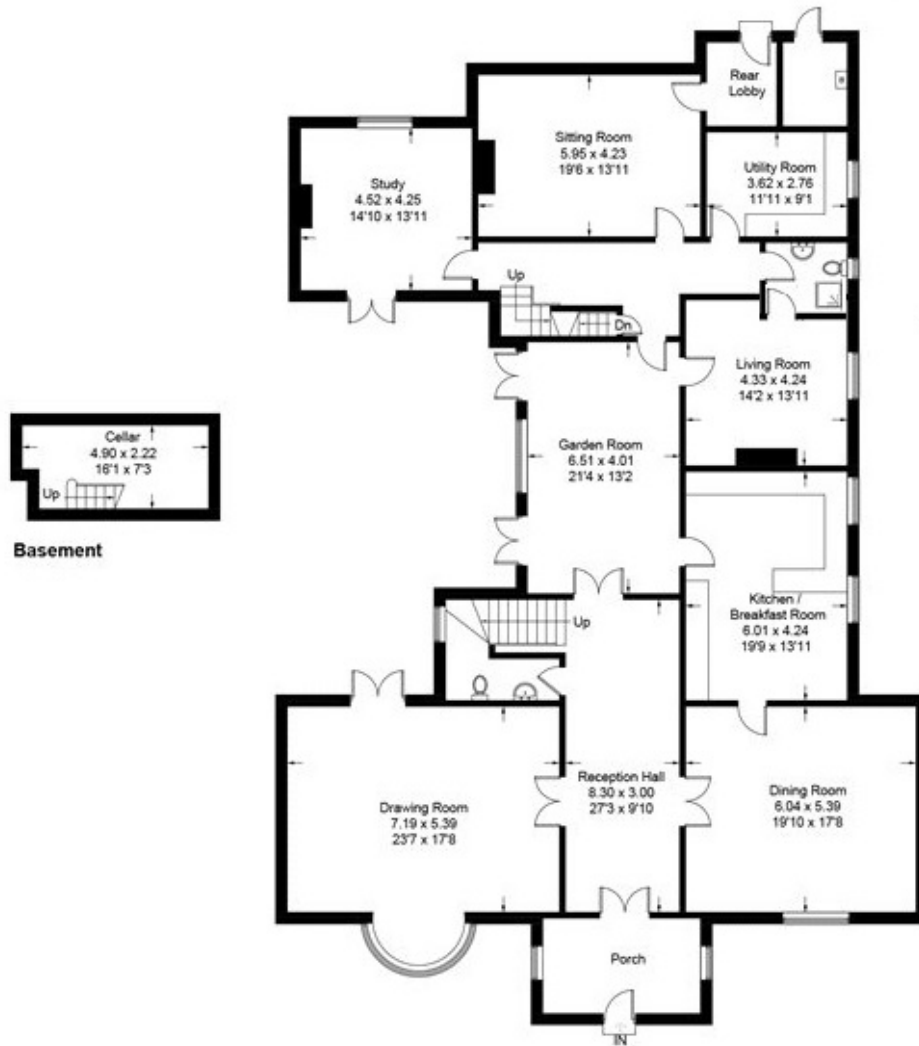
Parsonage Farmhouse

Approximate Gross Internal Area = 517.9 sq m / 5575 sq ft

Basement = 10.3 sq m / 111 sq ft (Including Cellar)

Boiler Room = 3.8 sq m / 41 sq ft

Total = 532 sq m / 5727 sq ft





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

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