



Church street Exning

Pocock + Shaw



28 Church Street  
Exning  
Newmarket  
Suffolk  
CB8 7EH

Pocock + Shaw are thrilled to bring to the market this two bedroom Victorian cottage in the ever popular village of Exning.

Guide Price £240,000

**Two Bedroom Victorian Cottage**  
**Period Features**  
**Overlooking Paddocks To The Rear**  
**Garden With Decked Seating Area**  
**Gas Central Heating**  
**Wood Flooring**  
**Sash Windows**  
**Pine Doors**





The Victorian architecture, complete with feature fireplaces, sash windows, pine doors, and wooden floors, adds a touch of classic elegance. The wood burning stove in the lounge creates a warm and inviting atmosphere, perfect for cozy evenings.

The property backs onto stables and paddocks, this adds a unique and picturesque element, providing a tranquil backdrop to the surroundings. Additionally, having a rear garden with a decked terrace is a wonderful feature, offering a space for outdoor relaxation and entertaining.

Living in the sought-after village of Exning likely provides a peaceful and community-oriented environment. The combination of the property's classic features, the nearby stables, and the outdoor space make it a delightful place to call home.

The accommodation consists of

Lounge 3.36m (11'0) x 3.45m (11'4) - with entrance door, wooden flooring, wood burning stove with tiled hearth, radiator, recessed storage cupboard and shelving, double glazed sash window to the front.

Kitchen / Breakfast Room 3.33m (10'11) x 3.45m (11'4) - with a range of base and wall mounted units with wood work surfaces over, sink and drainer with mixer tap, wall mounted gas boiler, built-in dishwasher and fridge freezer, freestanding electric oven and hob, stairs to first floor, radiator, single glazed window to the rear.

Rear Hall - with ceramic tiled flooring, cupboard housing washing machine, stable door to outside.

Bathroom - with a low level WC, pedestal hand wash basin, panelled bath with shower over,

ceramic tiled walls, radiator, glazed window to the side aspect.

First Floor -

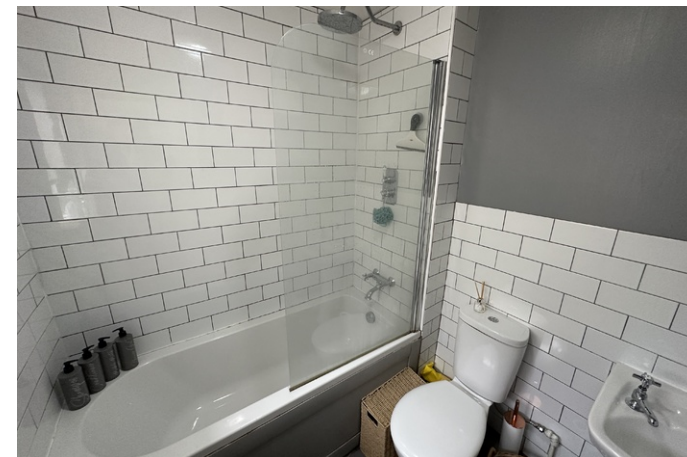
Landing - with access to the loft space.

Bedroom 1 - 3.36m (11'0) x 3.45m (11'4) - with wooden flooring, feature fireplace with wooden surround and ceramic hearth, radiator, double glazed sash window to the front.

Bedroom 2 - 2.52m (8'3) x 3.45m (11'4) - with a radiator, built-in wardrobe, solid wood floor, double glazed window to the rear.

Outside - To the rear of the property is an enclosed garden mostly laid to lawn with a patio area, outside tap.

Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.



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**Tenure**

The property is freehold.

**Services**

Mains water, gas, drainage and electricity are connected.

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

**Council Tax Band:** D West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS

### Ground Floor



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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