

# WATER LANE HOUSE, GREAT BRADLEY

  
BIDWELLS







An imposing 5 bedroom detached house set within gardens and grounds of 1.86 acres in the charming village of Great Bradley, with expansive countryside views.

Cambridge 14 miles, Newmarket Station 7.5 miles, Haverhill 6.5 miles, Dullingham Station 5.2 miles, Bury St Edmunds 17 miles, the M11 (junction 10) 17 miles, Stansted Airport 33 miles, (distances are approximate).

### Property Summary

Gross internal floor area extending to 2,922 sq ft (271.5 sq m).

- Ground Floor: Porch, Entrance Hall, Cloakroom, Kitchen, Utility Room, Dining Room, Sitting Room, Hall, Second Kitchen, Shower Room.
- First Floor: 4 Bedrooms, Bathroom, Store Room.
- Second Floor: Bedroom/Studio, W/C.
- Outside: Garage, Workshop, Conservatory, Gardens & Grounds.

In all the property comprises 1.86 acres (0.753 hectares).

Please read Important Notice on the floor plan page.



**WATER LANE HOUSE,  
WATER LANE,  
GREAT BRADLEY,  
SUFFOLK CB8 9LJ**

## Description

Water Lane House is a spacious 5 bedroom family home constructed with brick and rendered elevations under pitched tiled roofs and offers prospective buyers a wonderful opportunity to finish the property to their own particular taste and standard.

## Outside

Water Lane House occupies a private position off Water Lane and is approached through gated access leading to off road private parking and separate **Garage/Workshop**. The immediate gardens and grounds are predominately laid to lawn and enclosed with a superb range of mature shrubs, bushes and trees. The front garden is well screened incorporating a tranquil pond, water feature and well stocked flower beds. The property benefits from an additional piece of agricultural land with expansive and uninterrupted views across the upper Stour Valley and surrounding countryside.





## Property Highlights

- Spacious and versatile accommodation extending to 2,922 sq ft (271.5 sq m).
- 5 Bedrooms, 2 Bath/Shower Rooms. Bedroom 5 offers great versatility, giving potential purchasers the option of a home studio.
- Dual aspect Sitting Room currently interlinked with the Dining Room, providing outstanding space for family and social entertaining.
- Large plot extending to 1.86 acres (0.753 hectares) with far reaching farmland views over the upper Stour Valley.
- Off road parking for numerous vehicles with double Garage and separate Workshop.
- Oil fired central heating.
- On onward chain.
- Planning permission has been granted, reference DC/18/2037/HH on 26 November 2018, for the conversion of an existing garage and workshop to create a larger, more spacious, kitchen, breakfast/family room and further bedroom/study on the ground floor with an additional bathroom on the first floor. The consent also enables the construction of a cart lodge.

Approximate Gross Internal Area = 271.5 sq m / 2922 sq ft

Garage/ Workshop / Conservatory = 79.5 sq m / 856 sq ft

Total = 351 sq m / 3778 sq ft

- Kitchen
- Reception
- Bath / Shower Room
- Bedrooms
- Circulation
- Garage



NOT TO SCALE: For guidance purposes only.

**Important Notice**

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.

Approximate Gross Internal Area = 315.3 sq m / 3394 sq ft  
(Excluding Void)

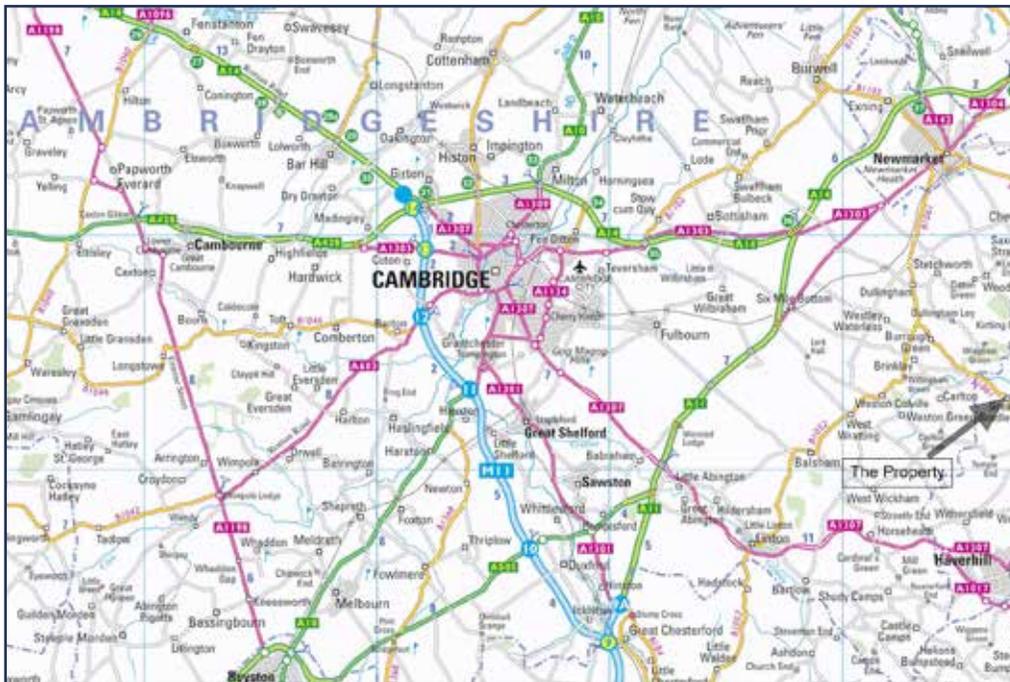
- Kitchen
- Reception
- Bath / Shower Room
- Bedrooms
- Circulation



= Reduced headroom below 1.5m / 5'0"



NOT TO SCALE: For guidance purposes only.



## Location

Great Bradley is an attractive rural West Suffolk village situated approximately 14 miles east of Cambridge. Local facilities include a parish church and village. More comprehensive facilities can be found in the nearby town of Newmarket, widely regarded as 'The Headquarters of British Racing' staging some of the finest racing in the world, is about 7 miles to the north and includes shopping, hotels, restaurants, schools and leisure facilities including health clubs, swimming pool and a golf course. For the commuter the A14 and A11 provide direct links to Cambridge, the East Coast ports and the national road network. Dullingham Station, about 5 miles away, connects with the mainline station at Cambridge providing services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively. There is excellent access to the A14 and A11 (M11) and Stansted International Airport is approximately 33 miles away.

## Viewing

By prior telephone appointment with Bidwells  
01223 841842

## Enquiries

Warrick Anderson  
01223 559432  
warrick.anderson@bidwells.co.uk

James Wood  
01223 559201  
james.wood@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge,  
CB2 9SU

## Additional Information

### Local Authority

St Edmundsbury Borough  
Council  
01284 763233

### Outgoings

Tax Band: F  
Tax Payable 2018/2019:  
£2,429.11

### Services

Mains water, electricity and  
drainage are connected to  
the property.

### Fixtures & Fittings

All items normally  
designated as tenant's  
fixtures and fittings including  
curtains and light fittings, are  
expressly excluded from the  
sale. However, certain items  
may be available by separate  
negotiation.

### Tenure & Possession

The property is for sale  
freehold with vacant  
possession on completion

### Energy Rating D

### Health & Safety

In the interest of Health and  
Safety, please ensure that  
you take due care when  
inspecting any property.