

ALLINGTON HILL BARN, HARE PARK, SIX MILE BOTTOM


BIDWELLS



A brand new 4/5 bedroom barn style home finished to an exceptionally high specification with accommodation extending to an impressive 2,906 sq ft (270 sq m), situated along a quiet country lane and benefiting from superb, uninterrupted countryside views.

Newmarket 6 miles, Cambridge 8 miles, M11 (Junction 11) 8 miles, Dullingham Station 4 miles (Cambridge 18 minutes and Newmarket 5 minutes), Stansted Airport 30 miles, (distances and times are approximate).

Property Summary

- Ground Floor: Large Entrance Hall, Cloakroom, Utility Room, Kitchen/Dining/Family Room, Sitting Room, Study/Bedroom 5, Glass Atrium, Family Bathroom, Bedroom 2 with ensuite, Bedroom 3 with ensuite and Bedroom 4 with ensuite.
- First Floor: Master Bedroom with ensuite.
- Outside: Gravelled driveway with parking for several cars, covered parking area, set in grounds of circa one acre.

Please read Important Notice on the floor plan page

**ALLINGTON HILL BARN,
HARE PARK, SIX MILE BOTTOM
NEWMARKET, CB8 0UX**



Description

Allington Hill Barn has been recently constructed by Arnold & Willis, two local developers who are providing a superb home of high specification.

This exceptional house is constructed with a combination of traditional Japanese charred accoya timber cladding paired with steel clad elevations under a slate roof.

The well-proportioned accommodation includes many striking features including glass atrium, high-pitched ceilings, and large deep glazed windows and roof lights creating a light and airy feel throughout. The extensive accommodation is arranged over 2 floors and offers tremendous versatility suitable for a variety of family needs.

Externally, Allington Hill Barn has an integral double car port and a superb garden with lovely views across the Cambridgeshire countryside.





Property Highlights

- Gross internal area extending to an impressive 2,906sq ft (270 sq m)
- Private location with views over open countryside
- Bespoke kitchen with high quality quartz and Spekva timber worktops fitted with premium Siemens appliances to include induction hob, integrated dishwasher, tall fridge, tall freezer, oven and combination microwave/oven, boiling water tap, warming draw and wine fridge
- Underfloor heating throughout ground floor and first floor en suite; polished concrete floor to the kitchen/dining/family room
- Air source heat pump
- Wood burning stove to kitchen/dining/family room
- Oak flooring to sitting room, hallways and study/bedroom 5; quality carpets to bedrooms
- Schuco aluminum windows and doors
- Stunning main bathroom with marble tiles and striking chevron feature wall from mandarin stone
- Hardwood Internal doors
- 10 year CRL warranty
- Double car port
- Duravit sanitary ware to bathrooms and wet rooms
- CCTV and alarm system installed
- Fully paved courtyard with water feature
- Bollard lighting along driveway

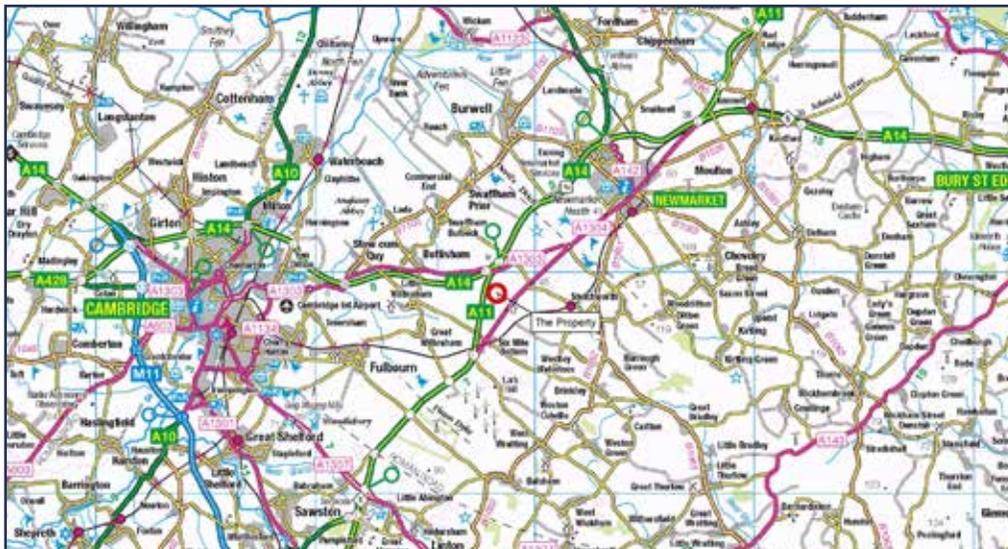


NOT TO SCALE: For guidance purposes only

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Location

Allington Barn is situated approximately one mile southeast of Six Mile Bottom amidst undulating countryside. The village benefits from a recreation ground, public house and social club. Schools nearby include the highly regarded Primary School at Great Wilbraham (approximately 2 miles) and Bottisham Village College (approximately 4 miles). The famous horse racing town of Newmarket offers a wide range of amenities including shopping, hotels, restaurants, schools and leisure facilities. The University City of Cambridge lies approximately 8 miles away and has excellent schools, shopping and cultural facilities.

The A11 (connecting to the M11 - Junction 9 south) and the A14 are readily accessible and for the commuter, Dullingham Railway Station provides regular services to Newmarket, Ipswich and Cambridge or alternatively, Whittlesford Station (about 15 minutes) provides a fast rail service into London's Liverpool Street.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Jason Capel
01223 559236
jason.capel@bidwells.co.uk

Additional Information

Local Authority

East Cambridgeshire District Council – 01353 665555

Services

Mains electricity and water are connected. Private drainage is via septic tank. Heating and hot water is supplied by air source heat pump.

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.

Energy Rating B

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Health & Safety

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