

DAVID BURR

The Old School
Ousden









The Old School, Ousden, Newmarket, Suffolk, CB8 8TW

Ousden is a pretty village and civil parish which is situated approximately 7 miles from the historic racing town of Newmarket, 9 miles from Bury St Edmunds and 20 miles from the university city of Cambridge. There is easy access to A14, A11 and M11 and via these to national road network. Local branch lines connect into Cambridge & Ipswich. Cambridge, Audley End & Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. The village boasts unparalleled countryside views with extensive walks, has a local pub, church, village hall and recreational fields with active cricket ground. Much of the surrounding farmland makes up the old Ousden Estate.

This substantial, 4,500 sq ft detached former School is situated in one of the area's most desirable villages enjoying far reaching views over undulating countryside. Built in 1878, The Old School was converted into a residential dwelling in 1972 and has since been significantly extended and updated to create a wonderful family home offering well-proportioned living areas complimented by a luxuriously fitted kitchen and stylish bathrooms. The recently added Master suite is exceptional with his and hers en suites and dressing areas whilst enjoying breathtaking countryside views from the private balcony. Externally the property enjoys ample parking, a double garage and studio and sits with mature gardens measuring 0.64 of an acre.

A substantial 4,500 sq ft former School enjoying stunning views over undulating countryside.

Entrance into:

ENTRANCE PORCH With storage cupboard and opening into the:

ENTRANCE HALL An impressive and welcoming double story entrance hall with galleried landing and stairs rising to the first floor with a cupboard under.

DRAWING ROOM A lovely light room with triple aspect outlook over countryside and built-in bookshelves.

SITTING ROOM A well-proportioned room with electric feature fire, large walk-in store and offering views to the rear over countryside. Door to:

ORANGERY A charming room with chequered tiled floor and door leading to the garden.

KITCHEN/BREAKFAST ROOM The hub of the home, extensively fitted with a range of units under Quartz worktops with double sink inset featuring a Quooker tap and Insinkerator. A range of appliances include a double oven Aga, double electric ovens, one of which features an integrated microwave and a 5-ring induction hob, integrated fridge and freezer, integrated dishwasher and wine cooler. Open plan through to the Breakfast Room with sliding doors opening to the rear and large cupboard housing the boiler and pressurised water cylinder.

DINING ROOM Enjoying the delightful views to the rear with French doors opening to the kitchen creating the perfect entertaining space.

UTILITY ROOM Fitted with a range of units under wooden worktops with a Belfast sink inset. There is space for a tumble drier, plumbing for a washing machine and space for an American fridge freezer and door leading to the side.

CLOAKROOM WC and wash basin.

BEDROOM Double aspect with fitted wardrobes and **En-Suite** featuring a wc, wash basin and tiled shower cubicle.

BEDROOM Fitted wardrobe and outlook to the side.

SHOWER ROOM Fitted with a WC, wash basin, tiled shower cubicle and heated towel rail.

First Floor

GALLERIED LANDING With cupboard and loft access leads to:

MASTER BEDROOM SUITE An impressive, luxurious area providing ample space for a seating area opening onto the balcony providing open views over countryside to the rear. Beyond the bedroom are 2 rooms currently used as a walk-in wardrobe plus a separate Dressing Area with full height window. The luxury continues with **His and Hers En Suites** both fitted with underfloor heating, a wc, wash basin, large shower cubicle, touch screen mirrors and heated towel rails and marble effect tiling. One also features a bidet.

BEDROOM Another generous bedroom featuring a wardrobe and cupboard, double aspect views and a walk-in closet/dressing room offering the potential to create an en suite.

BEDROOM Double aspect with fitted wardrobes.

BEDROOM With storage cupboard and views to the side.

BATHROOM Tastefully fitted with a white suite comprising a WC, wash basin and bath with shower over.

Outside

The property sits in the heart of the village within walking distance of the Village Hall and playing fields, public house and church as well as a network of countryside walks. Approached by a carriage driveway, there is ample parking for several vehicles in turn leading to the **DOUBLE GARAGE** with electric up and over door, light and power connected. Adjacent is a useful brick **STUDIO** with kitchenette, light and power and glazed doors providing views over the orchard comprising apple, pear and plum trees.

The property sits well within its plot with large expanses of lawn interspersed with mature trees and shrubs whilst incorporating a timber log store and the aforementioned orchard. To the rear is an extensive dining terrace enjoying a southerly aspect and the wonderful views beyond over open countryside. The gardens in all measure about 0.65 of an acre.

SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

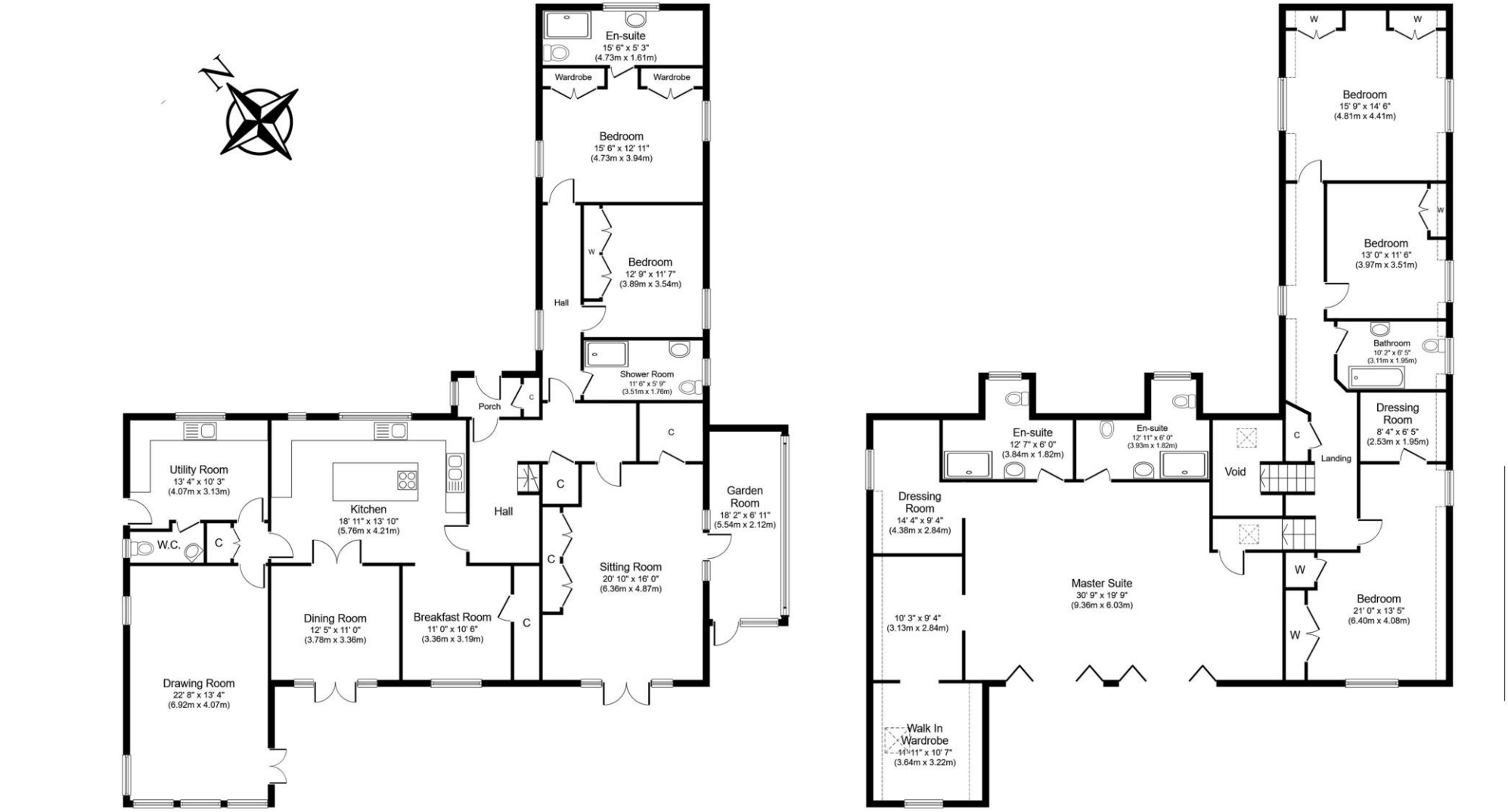
LOCAL AUTHORITY: West Suffolk Council.

COUNCIL TAX BAND: G.

EPC RATING: F.

VIEWING: Strictly by appointment through David Burr estate agents.

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Ground Floor
Approximate Floor Area
2,341 sq. ft.
(217.5 sq. m.)

First Floor
Approximate Floor Area
2,170 sq. ft.
(201.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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