



# The Old Rectory

Newmarket, Suffolk



**Knight  
Frank**



# Imposing former Rectory in the heart of the town.

Cambridge 13.5 miles, Bury St. Edmunds 16.9 miles, Stansted Airport 33.5 miles  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room/library | Dining room | Conservatory | Sitting room  
Kitchen/breakfast room | Utility room | Pantry | Wine store

**First Floor:** Principal bedroom suite with dressing room | Six further bedrooms | Four further bath/shower rooms

### Garden and Grounds

Beautiful mature garden | Extensive garaging | Workshop

In all about 1.1 acres



## Situation

(Distances and times are approximate)



The Old Rectory is nestled in the middle of the town, only a few minutes' walk to the High Street. The town provides many amenities, including shops, supermarkets, hotels, restaurants, leisure facilities, health clubs and a golf club.



Schools for all age groups in the state and independent sectors are close by.



Excellent access via the A14 and A11 (M11) provide onward access to major road networks. Stansted International Airport is approximately 35 minutes drive.



Newmarket station is approximately 0.7 miles away, and offers a branch line connection to Cambridge and Ipswich.



Newmarket is home to many racing institutions, including the National Stud, the National Horseracing Museum and The Jockey Club. Some of the finest racing in the world is seen on The Rowley Mile and The July Course. The world-renowned University City of Cambridge offers further amenities.





## The Old Rectory

The Old Rectory is a substantial period house which benefits from beautifully proportioned interiors. Of particular note are the extensive drawing room and library, which would originally have been two separate rooms, but now join to create a magnificent entertaining space. There is also a large dining room which leads to the well positioned conservatory with direct access to the gardens. The kitchen/breakfast room is a substantial room with a double height ceiling in the breakfast area and the kitchen has extensive built in units and an aga. There is also the very useful pantry, wine store and utility room. The family sitting room is a short distance from the kitchen.

The bedroom accommodation is well arranged with a large principal bedroom suite with a dressing room and charming views over the garden. There are six further bedrooms, one of which is currently used as a study with built in shelving, and four further bath/shower rooms, one of which is on the ground floor.





## Outside

The property is approached down a long drive with electric gates. There is ample parking space in front of the house, as well as a large four bay garage with a workshop at one end and storage above.

The extensive private garden is mainly laid to lawn with herbaceous borders. There is a charming summer house positioned to one side and a path leads round to the western side of the house with a large terraced area with is ideal for entertaining.

## Property Information

**Tenure:** Freehold.

**Services:** Mains: gas, electric, water and drainage.

**Local Authority:** West Suffolk Council

**Council Tax:** Band G

**EPC:** D

**Postcode:** CB1 2HN

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
 539.8 sq.m / 5,810.3 sq.ft  
 Plus garages approx 371 sq.m / 399.7 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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