



Fairway Lodge, The Avenue, Newmarket



Delightful family home with swimming pool complex in a central location.

Accommodation

Ground Floor Reception hall | Sitting room | Dining room | Kitchen/breakfast room
Pantry | Office | Store room | Cloakroom | Indoor swimming pool complex

First Floor Principal bedroom suite with dressing room | Four further bedrooms
Family bathroom

Immaculate formal gardens | Garaging

Location

Fairway Lodge is located at the famous Tattersalls sales ring entrance on the prestigious Avenue, a minute's walk to the High Street. 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 town provides many amenities, including schools, shops, supermarkets, hotels, restaurants, leisure facilities, health clubs, and a golf club. The world-renowned University City of Cambridge offers further amenities, and there is excellent access to the A14 and A11 (M11). There is also a branch line connection from Newmarket to Cambridge and Ipswich. Stansted International Airport is approximately 40 minutes drive.



The Property

Fairway Lodge is a delightful family home that benefits from a well-proportioned reception hall, a dual-aspect sitting room with a large open fireplace, and access to the terrace. The extensive kitchen/breakfast room benefits from a range of built-in units, a pantry, and easy access to the dining room which enjoys charming views over the garden. Beyond the kitchen/breakfast room is the rear hall with access to the back door and excellent storage spaces as well as the office, storeroom and garage. There are five bedrooms on the first floor, including a large principal suite with dressing room and a family bathroom.





Pool Complex

The indoor swimming pool complex is accessed via the sitting room, with changing rooms, a cloakroom and shower, as well as a bar area which is ideal for entertaining.

Outside

The delightful south/west facing rear garden overlooks Tattersalls sales ring. The extensive terrace runs along the majority of the rear of the house, as well as the side of the pool complex, providing a wonderful seating area. The garden is very private with mature specimen trees and herbaceous borders running along two boundaries. The front of the property is positioned behind a brick wall with extensive parking and a large garage.

Property information

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold

Local Authority: West Suffolk District Council

Council Tax: Band G

Viewing: Strictly by prior appointment with the Knight Frank, LLP

Total Area = 394.6 sq m / 4,247.3 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.



Knight Frank Cambridge

20 Station Road

Cambridge

CB1 2JD

knightfrank.co.uk

I would be delighted to tell you more

Paddy Pritchard-Gordon

01223 972910

paddy.pritchard-gordon@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [April 2024]. Photographs and videos dated [April 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.