



Surrey Cottage Rayes Lane, Newmarket

Newmarket

Guide Price £850,000





Surrey Cottage Rayes Lane

Newmarket, Newmarket

Impressive 2,320 sq.ft home in prime Newmarket location, extended and refurbished throughout with a 1/3 of an acre mature private gardens and double garage.

- Extended & Refurbished Detached Family Home
- Rarely Available Location Within A Stones Throw Of Town Centre & Warren Hill Gallops
- Generous Plot Of Approximately One Third Of An Acre
- Approx. 2,320 Sq. Ft Of Accommodation
- Immaculate Finish Throughout
- 4 Good Sized Bedrooms With 2 En-Suite Bathrooms & Dressing Area
- Downstairs Shower Room & Separate Family Bathroom
- Integral Double Garage With Electric Doors
- Long Private Driveway With Ample Off-Road Parking
- Mature, Private Cottage-Style Gardens

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Property Insight

Set in the very heart of Newmarket, this exceptional and beautifully presented home offers an outstanding blend of space, privacy and modern living, all within a short stroll of the town centre.

Extending to approximately 2,320 sq.ft, the property has been significantly enhanced by a large new extension, while the original house has been fully refurbished to an excellent standard within the past year. The result is a stylish, spacious and highly versatile family home ready to move straight into.

The accommodation is both generous and flexible, comprising three to four reception rooms, ideal for modern family life as well as entertaining. There are four well-proportioned double bedrooms, including two with en-suite facilities, complemented by a main family bathroom and an additional ground floor shower room.

Externally, the property sits on a generous plot of approximately one third of an acre, surrounded by mature trees that provide a wonderful sense of seclusion. The beautifully maintained cottage-style garden offers a variety of areas to relax and enjoy the sunshine, along with two charming fish ponds that add to the tranquil setting. Additional features include two garden sheds and a substantial integral double garage with remote control electric doors with access directly into the house.

A long private driveway provides ample off-road parking for multiple vehicles, enhancing both convenience and privacy.

Perfectly positioned, the property is just a five-minute walk from the Newmarket High Street, Warren Hill Gallops & Guineas Shopping Centre, offering easy access to a wide range of shops, restaurants and local amenities.

This is a rare opportunity to acquire a thoughtfully updated and superbly located home in one of Newmarket's most desirable settings.





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Council Tax band: E

Tenure: Freehold

Location – Newmarket

Newmarket is a busy market town and civil parish in Suffolk, 14 miles west of Bury St Edmunds and 14 miles northeast of Cambridge, with excellent commuter links to London and Cambridge from Newmarket train station.

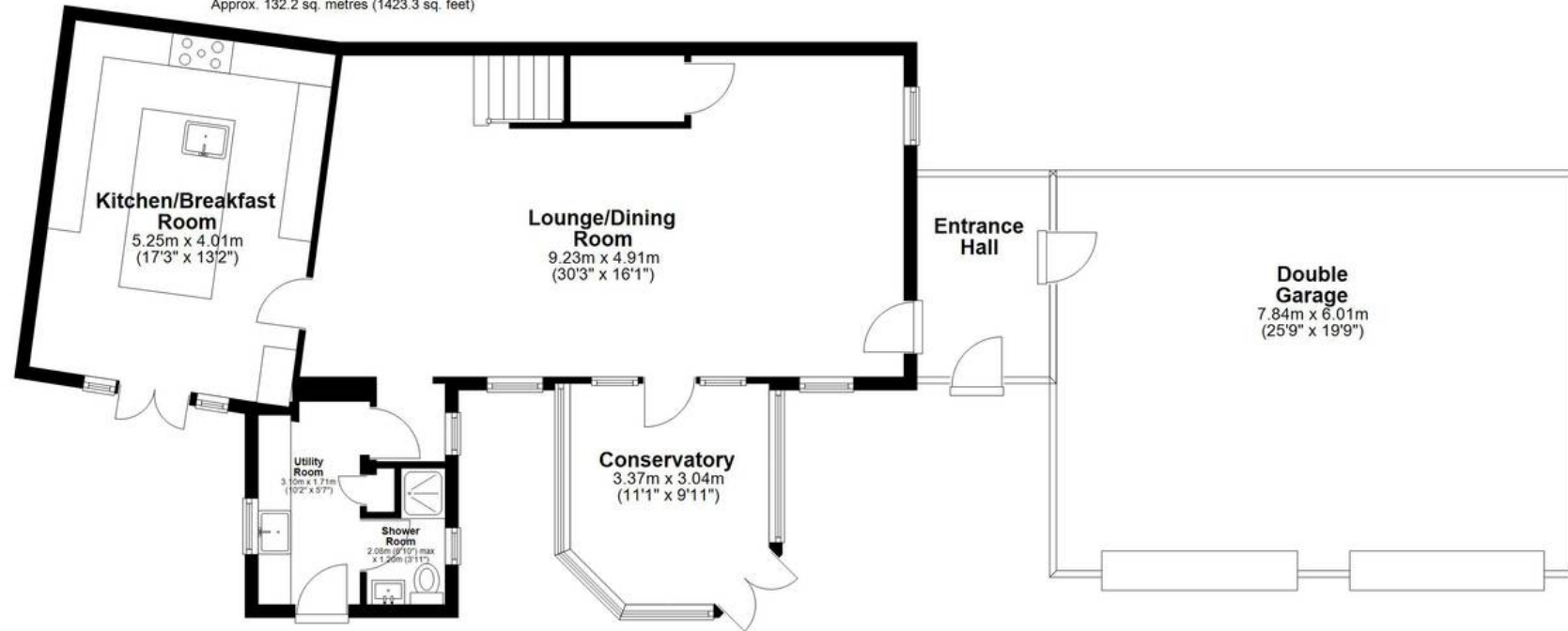
Newmarket is internationally renowned as the historic birthplace of horse racing and has over fifty horse training stables, with the town situated between two of the most famous racecourses in the world, The Rowley Mile and the July Course. Palace House, the National Heritage Centre for Horseracing and Sporting Art, the National Horseracing Museum, Tattersalls racehorse auctioneers, and two of the world's foremost equine hospitals for horse health, are in the town, which is surrounded by over sixty horse breeding studs.

Newmarket also offers a fantastic selection of pubs and restaurants, showcasing seasonal and local produce, as well as cafes, bakeries and farm shops. It enjoys a vibrant town centre, with a range of high street brands and independent shops. There are both state and independent schools, including primary and secondary schools, and plenty of clubs and sports for all ages. Wicken Fen is also close by, offering wonderful days out at Britain's oldest nature reserve.



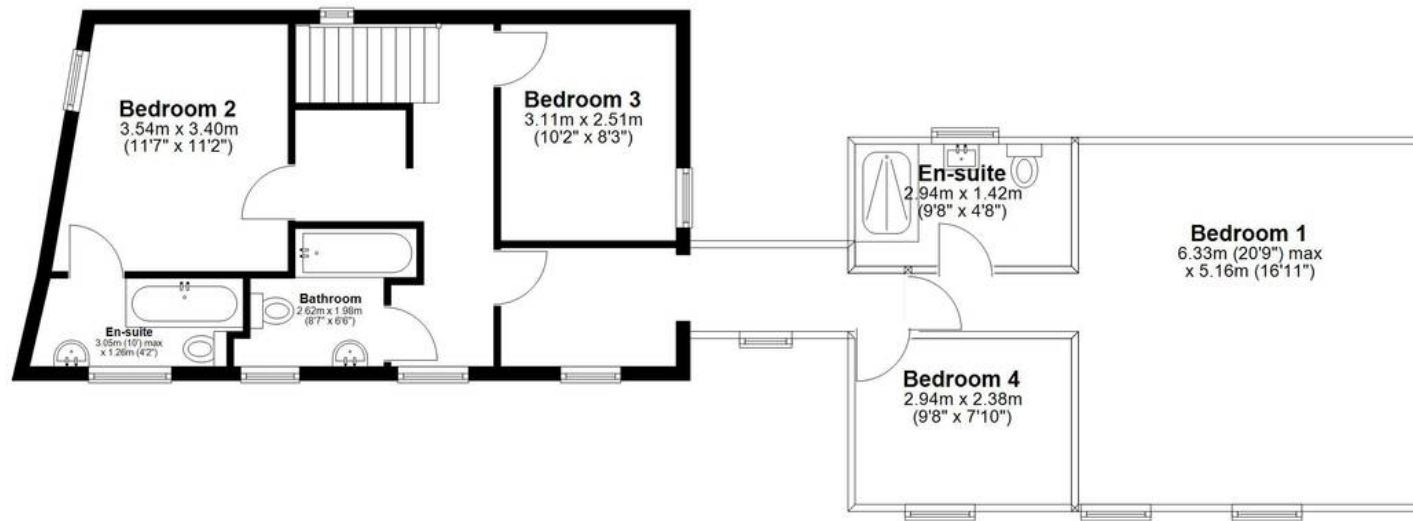
Ground Floor

Approx. 132.2 sq. metres (1423.3 sq. feet)



First Floor

Approx. 82.2 sq. metres (884.4 sq. feet)



Total area: approx. 214.4 sq. metres (2307.7 sq. feet)



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