



**Meadow Lane,  
Newmarket, CB8 8FZ  
Guide Price £850,000**

**MA**  
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# Meadow Lane, Newmarket, CB8 8FZ

A stunning detached family home set on this exclusive development overlooking meadows and parkland in the popular town of Newmarket.

Accommodation comprises of a sizeable living room, dining room, study, kitchen/breakfast room, utility and garden room. There are five generous double bedrooms (two ensuites) and a family bathroom.

Externally, the property offers substantial landscaped garden that is fully enclosed with wonderful views that has side access and a personal door into a large double garage with a driveway for several cars to the front. The front garden is well stocked and provides screening to the private road.

This home really must be seen to be fully appreciated.

### Entrance Hall

Spacious entrance hall with doors leading to kitchen/breakfast, dining room, living room, study and cloakroom. Radiator. Stairs leading to first floor.

### Kitchen/Breakfast Room

16'9" x 13'8"  
Contemporary kitchen with a range of matching eye and base level cupboards with granite worktop over. Inset bowl sink with mixer tap over. Space and connection for gas range cooker with stainless steel extractor above. Integrated dishwasher and wine cooler. Space for American style fridge/freezer. Tiled flooring. Window to the rear aspect. Radiator. Glazed doors leading to garden room and entrance hall. Door to utility room.

### Utility Room

5'1" x 5'10"  
Range of matching base level cupboards with granite work top over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Boiler. Tiled flooring. Half glazed door to side access. Door to kitchen/breakfast room.

### Living Room

28'1" x 11'8"  
Generous living room with stunning feature fireplace with brick surround with inset oak beam over and tiled hearth, currently fitted with gas stove. Bay window to the front aspect. French doors leading to patio area. Radiator. Double glazed doors to entrance hall.

### Dining Room

16'9" x 15'8"  
Well presented, spacious room with bay window to the front aspect. Radiators. Door to entrance hall.

### Garden Room

17'2" x 7'6"  
Charming garden room with wrap around views over the rear garden. French doors leading to patio area. Dual velux windows. Tiled flooring. Radiator. Glazed doors to kitchen/breakfast room and study.

### Study

10'4" x 9'6"  
Generous study with double glazed doors leading to entrance hall and glazed door leading to garden room. Radiator.

### WC

5'10" x 4'3"  
Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over. Attractively tiled throughout. Door to entrance hall.

### First Floor Landing

Spacious light, landing with door leading to all bedrooms and bathroom. Built-in airing cupboard. Stairs leading to ground floor.

### Master Bedroom

15'1" x 14'11"  
Spacious bedroom with window to the front aspect. Radiator. Doors to en suite and landing.

### En suite

Contemporary white suite comprising low level, concealed

cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage under and generous walk-in shower with wall mounted shower. Attractively tiled throughout. Ladder radiator. Door to Master bedroom.

### Bedroom 2

14'1" x 11'8"  
Spacious bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Doors to en suite and landing.

### En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage under and generous walk-in shower with wall mounted shower. Attractively tiled throughout. Ladder radiator. Door to bedroom 2.

### Bedroom 3

11'8" x 9'11"  
Spacious bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door leading to landing.

### Bedroom 4

11'0" x 10'4"  
Spacious bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door leading to landing.

### Bedroom 5

12'8" x 10'4"  
Spacious bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door leading to landing.

### Family Bathroom

9'9" x 7'3"  
Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and built-in storage drawer under, panelled bath and walk-in shower with wall mounted shower. Obscured window. Attractively tiled throughout. Ladder radiator. Door to landing.

### Double Garage

With up and over doors. Door leading to rear garden.

### Outside - Front

Mainly laid to lawn with a well stocked, attractive planted borders. Pathway to front door with storm porch over and side access. Hedge border to boundary. Expansive block paved driveway, leading to double garage. Access gate to the rear garden

### Outside - Rear

Charming rear garden with patio area to the rear of the house with French doors leading to garden room and door to living room. Laid to lawn with split level raised beds and pathways. A variety of well stocked planted beds and mature shrubs. Timber potting shed. Access gate to the side.

### PROPERTY INFORMATION

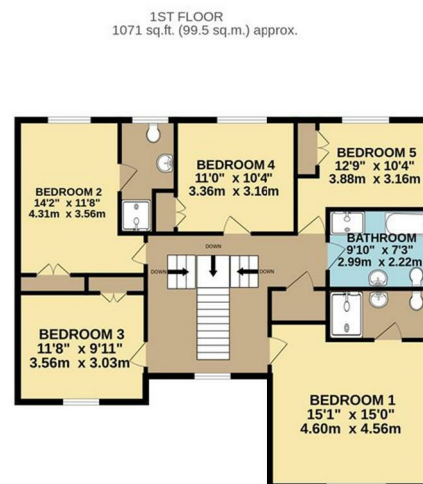
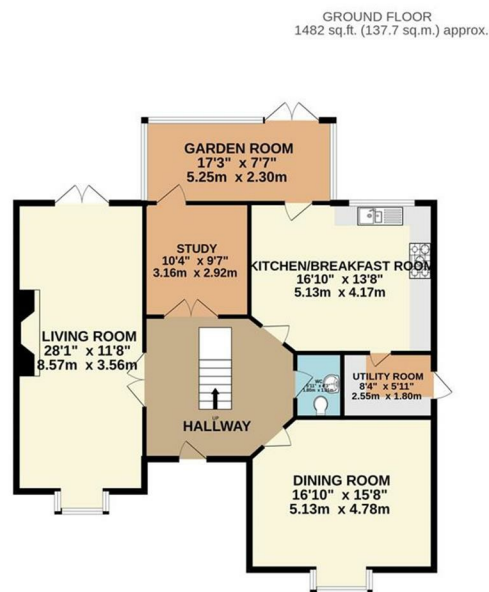
EPC - tbc  
Servcie Charges - The development has a management company who maintain the communal areas. Residents pay circa £750 per annum towards this (paid twice yearly). The road leading to the property is a shared road between the 4 properties.  
Tenure - Freehold

Council Tax Band - F (East Cambs)  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - tbc  
Parking – Block paved Driveway & Double Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

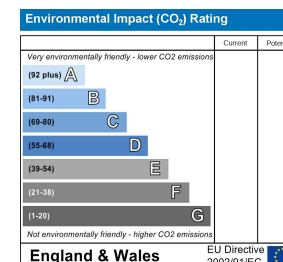
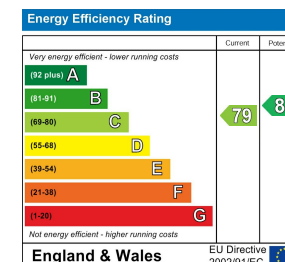
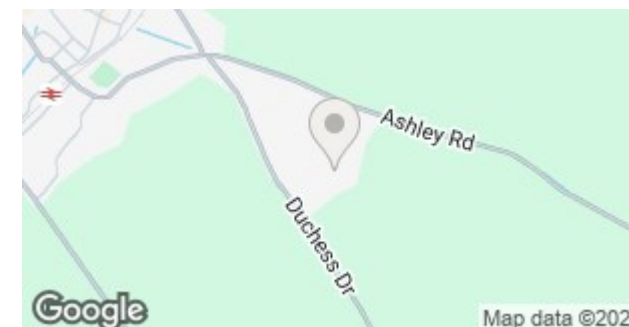




TOTAL FLOOR AREA : 2553 sq.ft. (237.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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- Substantial Detach House
- Spacious Accommodation Throughout
- Kitchen/Breakfast Room
- Three Further Reception Rooms
- Study
- Five Bedrooms (2 En Suite)
- Charming Rear Garden
- Block Paved Driveway & Double Garage
- Viewing Highly Recommended



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







