The Gables, Bury Road, Kentford
Newmarket, CB8 7PT
Offers In The Region Of £500,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

The Gables, Bury Road, Newmarket, CB8 7PT

A substantial period home offering over 2,500 sq ft of beautifully proportioned accommodation, situated in this well-served village with convenient access to both Newmarket and Bury St Edmunds.

Rich in character and featuring a wealth of charming period details, this property provides generous and versatile living space throughout needing some refurbishment. The accommodation comprises a spacious living room, dining room, kitchen/breakfast room, separate sitting room, a ground floor fifth bedroom/guest room, four further well-proportioned bedrooms, and a family bathroom.

Outside, the property is complemented by an attractive range of outbuildings, an extensive courtyard providing ample off-road parking, and long, mature gardens offering excellent outdoor space.

Entrance Hall
Front door leading to:

Living Room
19'10" x 16'4"
Fireplace with mantle piece with built in shelving units. Window to front aspect.

Dining Room
15'11" x 10'0"
Large brick fireplace, window to front aspect. Door leading to kitchen.

Kitchen/Breakfast Room
23'8" x 12'8"
Fitted with base level units, built in oven with integrated hob. Space for white goods. Opening leading to raised breakfast room. Door leading to pantry. Window to front aspect.

Bathroom
Suite comprising of shower, handwash basin and WC. Window to side aspect.

Guest Lounge/Study
12'4" x 12'6"
Large brick fireplace recess, door leading to guest bedroom/bedroom 5. Window to side aspect.

Guest Bedroom/Bedroom 5
15'8" x 13'5"
Windows to side aspect.

Bedroom 1
19'1" x 15'5"
Build in storage. Windows to front aspect.

Bedroom 2
16'0" x 14'2"
Built in storage, window to front aspect.

Bedroom 3
11'3" x 11'7"
Built in storage, window to front aspect.

Family Bathroom
10'5" x 7'1"
Suite comprising of bath, handwash basin, WC, and a cupboard. Window to rear aspect.

Bedroom 4
7'9" x 8'5"
Built in storage, window to rear aspect.

Cellar
7'0" x 11'9"
Stairs leading from landing.

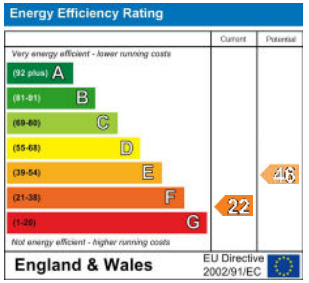
Outside Front
Mature shrubbery, path leading to front door.

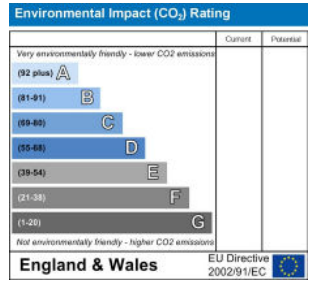
Outside Rear
Paved courtyard leading to large lawned area with mature shrubbery. Large parking area with brick outbuilding, and store.

Property Information
EPC - F
Tenure - Free hold
Council Tax Band - F - West Suffolk
Property Type - Detached house
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 253.3 SQM
Parking – parking at back of property
Electric Supply - Mains
Water Supply – Mains
Sewerage - Septic tank - last emptied October 2025
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Full Fibre, direct to home, 1000Mbps 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
Kentford is a charming and well-connected village on the Cambridgeshire/Suffolk border, just a short drive from the historic town of Newmarket. Surrounded by attractive countryside, it offers a peaceful rural setting while benefiting from excellent transport links via the A14 to Cambridge, Bury St Edmunds and beyond. Combining village charm with everyday convenience, Kentford is an ideal location for those seeking country living within easy reach of local amenities.

- **Sort After Village Location**
- **Substantial Period Home**
- **Scope For Refurbishment**
- **Charming Period Details**
- **Large Encolsed Garden**
- **Ample Parking**





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 them therefrom. 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.

Your seat awaits
1 2 3
4 5 6
7 8 9
10
lets feast