



Oaklands, Kennett Park Close, Kentford, Suffolk

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BNP PARIBAS GROUP

Oaklands

5 Kennett Park Close

Kentford

Newmarket

CB8 8QU

A handsome five bedroom detached property located at the heart of a highly sought-after Suffolk village

Kennett and station 0.6 mile (London Liverpool Street 1 hour 51 minutes), Newmarket 4.3 miles, Bury St. Edmunds 10.7 miles, Cambridge 18.0 miles, A14 1.4 miles, A11 (London to Norfolk road) 2.0 miles, M11 22.1 miles, London Stansted Airport 42.1 miles

Reception hall | Drawing room | Sitting room
Kitchen/breakfast/family room| Utility room
Cloakroom | Principal bedroom with en suite bathroom | 4 Additional bedrooms, 1 en suite
Family bathroom | Seperate shower room | Gym
EPC rating C

The property

Oaklands is an attractive double fronted Georgian-style property offering more than 3,000 sq. ft. of light-filled flexible accommodation arranged over three floors. The ground floor accommodation flows from a welcoming reception hall and includes a well-proportioned drawing room with bespoke storage, and a spacious sitting room with bay window and feature exposed brick fireplace with woodburning stove. To the rear is an extensive light-filled kitchen/breakfast/family room which features a range of contemporary wall and base units including a large central island with breakfast bar, modern integrated appliances, induction hob and a Quooker Tap, this then leads onto a separate family area.

On the first floor the property offers a generous principal bedroom fitted dressing room and en suite bathroom, an additional dual aspect bedroom with built-in storage and en suite

shower room, one further well-proportioned bedroom with built-in storage and a contemporary family bathroom. The property's two remaining vaulted double bedrooms and a modern family shower room can be found on the second floor.

Outside

The property is approached over a gravelled driveway flanked by a lawned area with private parking and through twin five bar gates over a low-maintenance block paved forecourt, offering further private parking and giving access to the detached gym, converted from a former double garage. The enclosed rear garden is laid mainly to raised level lawn and features a spacious paved terrace, ideal for entertaining and al fresco dining.

Location

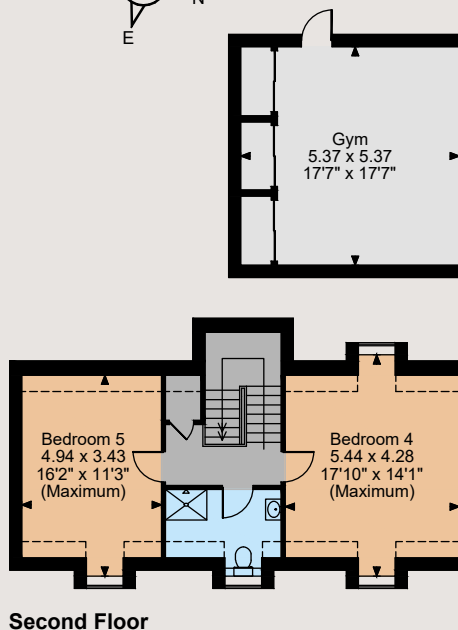
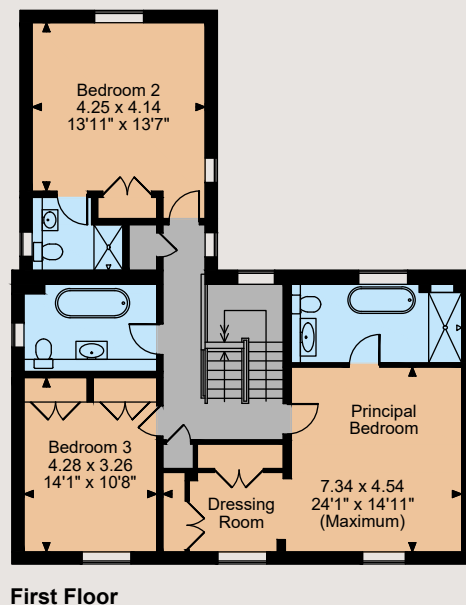
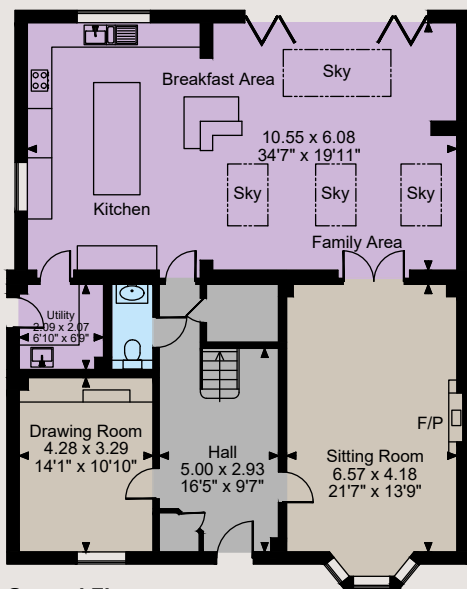
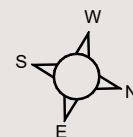
Located on the banks of the River Kennett and set in stunning undulating countryside near to the Cambridgeshire border, the historic village of Kentford offers a good range of day-to-day amenities including a church, village hall, local store with Post Office, two public houses, a veterinary surgery and garage. Neighbouring Kennett has a range of local amenities including a primary school, while more extensive shopping, service and recreational facilities can be found in the nearby towns of Newmarket and Bury St. Edmunds. Communications links are excellent. The village enjoys easy access to the A14, A11 and inter-connecting M11 and Kennett station offers trains to central London in less than two hours via branch line connections through Cambridge. There are also local train services including to Bury St Edmunds and Ipswich.

The area offers a wide range of state primary and secondary schooling including Moulton C of E Primary School (rated Outstanding by Ofsted), together with a good selection of independent schools including Fairstead House, Brookes, Culford, Barnardiston Hall Prep, South Lee, King's Ely, Stoke College and Thetford Grammar.





Floorplans
House internal area 3032 sq ft (282 sq m)
For identification purposes only.



Directions

From the Strutt and Parker office turn right onto Milton Road, at the Milton interchange take the 4th exit onto the A14 for 2.8 miles. At junction 35 take the A1303 exit towards Newmarket. At the Quay Interchange, take the 1st exit onto Newmarket Road and continue on this road for 6.6 miles. At the roundabout take the 2nd exit onto the A1304 for 3.3 miles, then take a slight right onto B1506 for 3.1 miles. Turn right onto Moulton Road and straight away turn right onto Kennett Park Close.

General

Local Authority: West Suffolk

Services: Mains electricity, water and drainage

Council Tax: G

Tenure: Freehold

Offers in excess of: £1,000,000

Cambridge

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□ □ □ Denotes restricted head height

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