



LITTLE DITTON | WOODDITTON

Perfect Family Home in Countryside Location

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£3,000 Per Month

FEATURES

- All weather TENNIS COURT
- Pool house with atrium roof and CALSPA Ultimate Fitness swim spa - (available via separate negotiation)
- New carpets & LVT Flooring
- Master Bedroom with walk in wardrobe and balcony
- Neptune High Specification Kitchen
- VIRTUAL TOUR AVAILABLE
- Unfurnished - Available NOW!
- Air Source Heating
- Views Over Farmland

DESCRIPTION

VACANT & AVAILABLE FOR MOVE IN - IDEAL FOR USAF - ** TENNIS COURT & SPA POOL
** - Superb family home positioned in a sought after location. Benefitting from a generous plot backing onto open fields with an all weather tennis court and pool house with CALSPA Ultimate Fitness swim spa (available via separate negotiation).

Woodditton is a highly desirable village situated in most attractive countryside, much of which is given over to stud farming. Situated 3 miles south of Newmarket, Woodditton contains a number of interesting period and modern properties and has its own local public house recently renovated and a 14th century church. The village also lies to the eastern end of the "Devils Dyke", thought to be an Anglo Saxon earthwork, and it is this earthwork which gave Ditton its name, 'settlement by the ditch'. Little Ditton is a small hamlet of Woodditton.

There are local primary schools situated in the nearby villages of Cheveley and Dullingham and secondary schooling is provided for at Bottisham Village College. Sports facilities, post office and a small shop are available in the nearby villages of Stetchworth and Cheveley.

Entrance Hall

Window to front aspect and part glazed door leading to front driveway.

Dining Room 14'7" x 12'7" (4.44m x 3.84m)

Bow window to front aspect, double part glazed doors leading to kitchen/family room.

Study 14'7" x 11'5" (4.44m x 3.48m)

Bow window to front aspect, built in storage cupboards.

Utility Room 10'4" x 6'4" (3.16m x 1.94m)

Wide selection of wall and base units including full length units housing oil fired boiler. Stainless steel sink and window to front aspect.



ACCOMMODATION

Kitchen / Open plan living space 20'1" x 36'1" (6.11m x 11.00m)

Neptune kitchen with a wide selection of wall and base units, including an island breakfast bar with inset Neff hob and ceiling cooker hood. Eye-level Neff oven and combi-oven with plate warmer below. Integrated dishwasher and space for American style fridge freezer with larder units either side with pull out drawers. Walk in pantry, granite work-surfaces and feature lighting including constellation lighting over island.

Opening into living space with dual aspect windows and double glazed doors leading to rear garden. Fitted units and feature fireplace with electric log burner.

Hall

Storage cupboard under stairs.

Shower Room

Corner shower cubicle, low level WC and hand wash basin. Door leading to;

Pool Enclosure with atrium roof 37'10" x 11'11" (11.53m x 3.63m)

Impressive extension to the side of the property housing CALSPA Ultimate Fitness swim spa F1770. Impressive atrium roof, door leading to the front of the property and bi-folding doors leading to the rear garden. (Pool & Hot tub not included but may be available under separate negotiation).

First Floor Landing

Windows to the rear aspect.

Master Bedroom 14'0" x 12'11" (4.26m x 3.93m)

Walk-in wardrobe with shelving and hanging rails. Window to the rear and side aspect, with double glazed doors leading to balcony with views over the rear garden and open fields to the rear.

Balcony

Large balcony with stunning views over stud and farmland. Paved flooring and handrail.

Bedroom 2 21'7" x 8'4" (6.58m x 2.54m)

Dual aspect room with windows to the front and rear aspect. Built in wardrobe and wall mounted cupboards.

En-suite

Single tiled shower cubicle, low level WC and hand wash basin. Heated towel rail and window to the front aspect.

Bedroom 3 14'7" x 11'5" (4.44m x 3.48m)

Built in wardrobe with sliding mirrored doors, window to the front aspect.

Bedroom 4 11'7" x 8'3" (3.54m x 2.52m)

Window to the front aspect and built in wardrobe.

Family Bathroom 11'6" x 6'4" (3.51m x 1.93m)

Fully tiled room with four piece bathroom suite comprising of double ended panel bath, corner super-room steam shower house, low level WC and hand wash basin. Heated towel rail and window to front aspect.

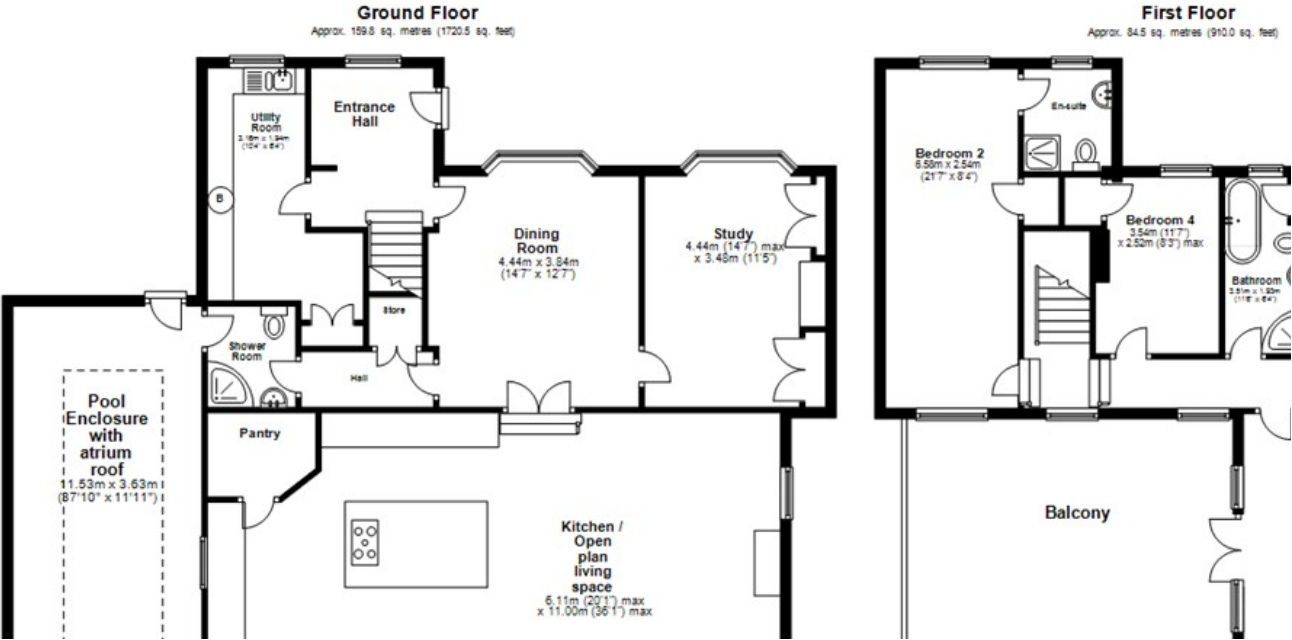
Outside

Approached via a hard standing driveway with electric gated access. Well maintained mature hedging. Generous garden to the rear with scope for further development (STP) Double timber garage and ample off road parking space. The rear garden is mainly laid to lawn with a variety of shrubs, block paved seating area and a child's playhouse. All weather tennis court with porous coloured tarmac laid by owner circa 2005, fully fenced and maintained.









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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

