

10 FITZROY STREET,
NEWMARKET


BIDWELLS





A most impressive 7 bedroom former Victorian rectory, situated within wonderful, secluded gardens and grounds of just over 1 acre.

Cambridge 14 miles, Bury St Edmunds 16 miles, A14 3 miles, A11/M11 4 miles, Stansted Airport 30 miles (distances are approximate)

Property Summary

Gross Internal Area 4,754 sq ft (427 sq m) excluding Garage Block

- Ground Floor: Entrance Hall, Library/Games Room, Sitting Room, Dining Room, Garden Room, Family Room, Kitchen/Breakfast Room, Bathroom, Utility Room, Pantry, Wine Cellar, Cloakroom
- First Floor: 7 Bedrooms, 1 en suite Dressing Room, 4 Bath/Shower Rooms (3 en suite)
- Outside: Garage Block including Workshop, Driveway, Gardens

Please read Important Notice on the floor plan page.



THE OLD RECTORY
10 FITZROY STREET
NEWMARKET CB8 0JW







Description

The Old Rectory is believed to date from 1860 and has been extensively extended, altered and refurbished over the years to create a substantial family house. Constructed with brick elevations under slate roofs, the house is a fine example of Victorian architecture with elegant and well-proportioned rooms with high ceilings. The accommodation, arranged over 2 floors, is beautifully presented and suitable for a variety of family needs.

Outside

The property is approached via a long, private driveway with electric gates, leading to an impressive sweeping drive and generous parking area. This sits between the main residence and a substantial four-bay garage, which also benefits from a workshop and additional storage space above.

The beautifully maintained, mature gardens are predominantly laid to lawn, complemented by well-stocked herbaceous borders and established trees, creating a private and tranquil setting. A charming summer house offers the perfect retreat during the warmer months.

To the side of the property, a pathway leads through the grounds, while a spacious terrace to the rear provides an ideal setting for alfresco dining and outdoor entertaining.



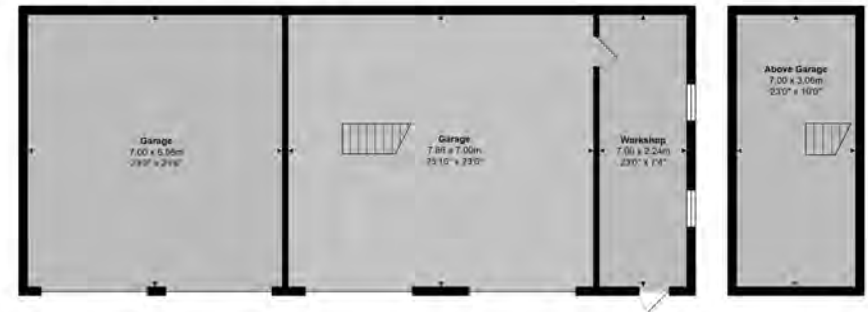


Property Highlights

- Gross internal floor area extending to an impressive 4,754 sq ft
- Period features include panelled doors, deep skirtings, sash windows, open fireplaces and original servant bells
- Impressive through Sitting Room and Library/Games Room with triple aspect, fireplaces, polished timber floor and range of fitted base level cupboards and book shelves
- 3 further Reception Rooms including an excellent Garden Room with vaulted ceiling, tiled floor, fitted book shelves and electronically operated roof windows and blinds
- Superb modern Bulthaup Kitchen/Breakfast Room 34'11 x 15'8 (10.64m x 4.77m) with high vaulted ceiling and large deep glazed windows to Breakfast area, range of bespoke base and wall cabinets, granite work surfaces, integrated Miele dishwasher, large walk-in Pantry with access to temperature controlled Wine Store and 4 oven gas Aga plus Aga companion stove with 4 gas burners, electric oven/grill, electric fan oven and extractor fan over
- Principal Bedroom with wonderful aspect over the gardens, Dressing Room and Ensuite Bath/Shower Room
- 6 further Bedrooms and 3 Shower Rooms (2 ensuite)
- Security alarm system
- Garage Block with parking for 4 vehicles and Workshop
- Mature Gardens of c.1 acre



Outbuildings - Ground Floor



Main House Area: 441.7 sq.m (4754 sq.ft)
Basement: 16.3 sq.m (174 sq.ft)
Garage: 123.2 sq.m (1326 sq.ft)
Workshop: 15.8 sq.m (170 sq.ft)
Total Area: 597 sq.m (6425 sq.ft)

All measurements are approximate and for display purposes only

Important Notice

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Location

Newmarket is recognised as the headquarters of the British flat racing and bloodstock industry and stages some of the finest racing in the world. The town provides a good range of schools, shops and various social and sporting activities including an 18 hole golf course on the outskirts of the town. The property is also within about a 10 minute walk from a branch line railway station with hourly trains to Cambridge and Bury St Edmunds (both about 20 minutes). The University City of Cambridge lies just 14 miles to the west and offers an excellent choice of renowned schools and cultural attractions. The city has become the centre of the 'high tech' industry with the internationally renowned Cambridge Science Park, easily accessible via the A14, which also provides good access to Bury St Edmunds, Ipswich and the East coast ports.

The Old Rectory occupies a delightful, private position within wonderful mature gardens just a short walk from the town centre.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Will Pettit
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54 High Street, Trumpington, Cambridge, CB2 9LS

Additional Information

Local Authority

West Suffolk
01284 763233

Outgoings

Council Tax Band: G
Council Tax Payable
2026/2027: £2,886.15

Services

All mains services are connected to the property.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Energy Rating E

Health & Safety

Please ensure that you take due care when inspecting any property.



