



**Oakdene,
West Row, Suffolk**

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Oakdene, Hurdle Drove, West Row, IP28 8RF

West Row offers a range of day-to-day amenities including a village shop with post office facilities, fish and chip shop, coffee shop, public house, village hall and a well-regarded primary school. The neighbouring market town of Mildenhall, approximately 2 miles away, provides a wider selection of shopping, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. The area is well placed for commuters, with easy access to the A11 and A14, providing routes towards Newmarket, Bury St Edmunds, Cambridge and Norwich. RAF Mildenhall and RAF Lakenheath are both within a short drive, making the location particularly popular with military personnel and associated professionals. Rail services are available from nearby Soham and Kennett stations, with more comprehensive services from Cambridge and Bury St Edmunds.

This substantial 3,500 sq. ft detached equestrian home, situated on the outskirts of West Row, is set within approximately 5.38 acres of paddocks and grounds. Built in 2010 and presented in immaculate condition throughout, the property offers spacious and versatile accommodation together with excellent equestrian facilities, including paddocks, open shelters, a dressage ménage, two loose boxes, stores and an open-sided barn.

A substantial 3,500 sq. ft. detached equestrian home set within 5.38 acres, offering immaculate accommodation and exceptional facilities.

Ground Floor

ENTRANCE HALL - A light and welcoming entrance hallway with stairs rising to the first floor and access to the principal reception rooms. A gallery-style landing is visible above, creating an impressive sense of space. There are windows to the front aspect and a double-width storage cupboard housing the hot water cylinder and ground source heat pump boiler.

LIVING ROOM - A large dual aspect reception room with sliding patio doors opening onto the garden and decking area. Enjoying fantastic views down the length of the plot, this is a wonderful space designed to make the most of the property's setting.

KITCHEN - A superbly appointed kitchen fitted with a range of eye and base level units, complemented by pantry-style storage units and worktop surfaces over. The kitchen is equipped with a four-ring induction hob with extractor hood, integrated fridge, built-in Neff oven and microwave combination oven with warming drawer, two wine coolers, integrated dishwasher and inset double sink with window overlooking the rear garden.

UTILITY ROOM - Fitted with a range of base units, worktop surfaces, sink and drainer, together with an integrated freezer.

TACK ROOM - A practical tack room with window to the front aspect and external door leading to the rear garden. The room benefits from plumbing, offering excellent versatility for a range of uses.

SHOWER ROOM - A useful wet room complete with shower, low-level WC, heated towel rail and wash hand basin.

CLOAKROOM - A cloakroom with window, low-level WC and wash hand basin.

BEDROOM - A superb ground floor double bedroom with walk-in dressing room and en suite facilities. The en suite comprises a double-width shower, WC, wash hand basin, heated towel rail and built-in storage units. This versatile suite provides an ideal guest bedroom or an excellent option for multi-generational living.

BEDROOM/PLAYROOM - A versatile double bedroom with window to the front aspect, equally suited for use as a playroom, gym or snug.

FIRST FLOOR

LANDING - A beautiful gallery landing with vaulted ceiling, enjoying an abundance of natural light. There are two large storage cupboards and access to the first-floor accommodation.

MASTER BEDROOM - A superb main bedroom enjoying a dual aspect outlook with wonderful views down the plot. The room benefits from a walk-in dressing room, fitted wardrobes and an en suite shower room comprising shower, WC, wash hand basin and heated towel rail.

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BEDROOM - A dual aspect double bedroom enjoying views to two elevations.

BEDROOM/STUDY - A versatile room with window to the front aspect and access to the loft space. Equally suitable as a further bedroom or a dedicated home office.

BATHROOM - A well-appointed bathroom comprising bath, WC and wash hand basin, with heated towel rail and window to the side aspect.

Outside

The property is situated in a rural location and is approached via a driveway providing parking and turning for multiple vehicles. To the front of the property are lawned areas with well-stocked beds and borders, together with trees and shrubs, as well as access to the detached double garage.

The rear garden is predominantly laid to lawn, complemented by a variety of shrubs, plants and small trees. A decking area provides the perfect setting for outdoor dining and entertaining, whilst enjoying views over the grounds.

EQUESTRIAN FACILITIES - The equestrian facilities are a particular asset to the property and provide an excellent set-up for the equestrian enthusiast. The facilities comprise paddocks, open shelters, a 20m x 60m dressage ménage, open-sided barn, two loose boxes and store rooms.

Beyond the immediate grounds are excellent local hacking routes, further enhancing the appeal of this superb equestrian property.

SERVICES Ground source heat pump (underfloor heating downstairs and central heating via radiators upstairs). Mains water. Private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F (£3,396.57 per annum)

EPC C

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

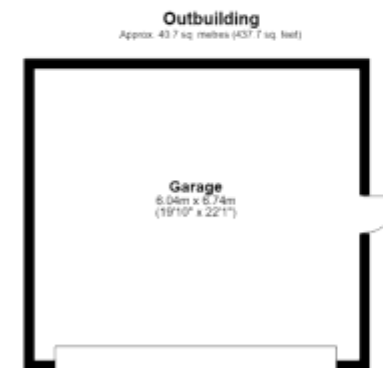
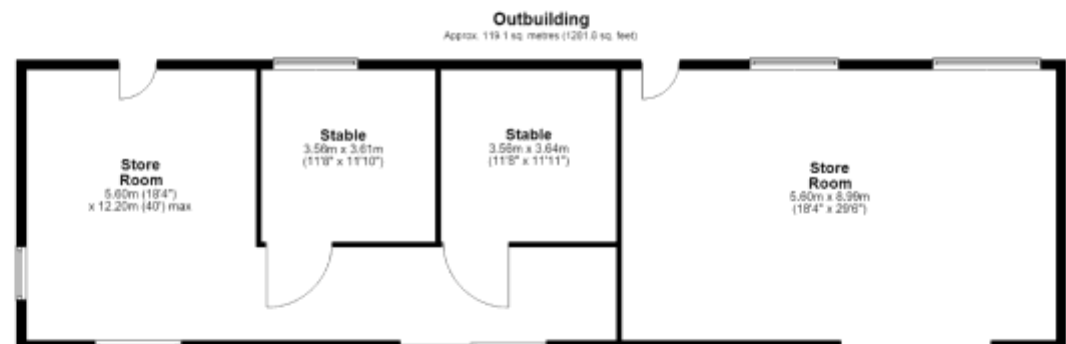
WHAT3WORDS elect.cracking.refrained

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total area: approx. 565.3 sq. metres (6085.2 sq. feet)

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Hurdle Drove, Bury St Edmunds

