



JAMIE WARNER  
— ESTATE AGENTS —



## Fieldfair house Haverhill Road, Little Wratting, Suffolk, CB9 7UD

Guide Price £850,000

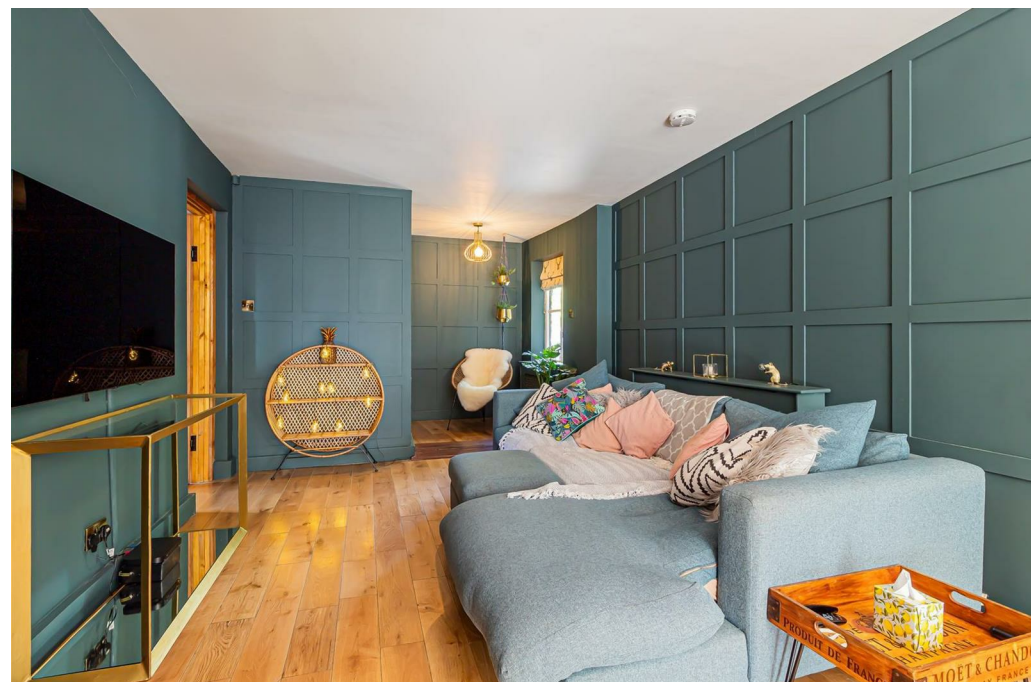
- Four double bedrooms
- Spacious living Areas
- Secure high-level electric gate
- Impressive 3,143 sq ft
- Unique characterful features
- Delightful gardens with scenic views
- Meticulously designed self-build
- Stunning kitchen/family Room
- Family bathroom & two en suites

## Fieldfair house Haverhill Road, Little Wratting CB9 7UD

This impressive 3,143 sq ft detached house was meticulously designed as a self-build by an award-winning architect in the 1990s. Boasting spacious living spaces and a plethora of unique characterful features including exposed beams, herringbone brick walls, and a charming inglenook fireplace, this property truly stands out. Nestled behind a secure high-level electric gate, it is perfectly situated within its plot and features delightful gardens with scenic views across open farmland at the rear.



Council Tax Band: G



## Haverhill

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities. Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

### Entrance Hall

As you step into the Entrance Hall, you'll be greeted by stone tiled flooring equipped with underfloor heating. The herringbone brick wall complements the elegant aesthetics, while the staircase to the first floor offers convenient storage space beneath.

### Sitting Room

19'7" x 13'5"

The sitting room is a delightful space, bathed in natural light, boasting a magnificent inglenook fireplace with a rustic wood burning stove placed upon a deep stone hearth. Exposed beams grace the ceiling, while a herringbone brick wall adds character and charm. An archway leads to the dining room, seamlessly connecting the two spaces. The room features elegant engineered oak flooring and French doors that open onto a lovely terrace.

### Dining Room

13'5" x 8'9"

The dining room features stunning engineered oak flooring, exposed beams, a captivating herringbone brick wall, and a deep bay window that overlooks the front.

### Kitchen/Breakfast Room

23'9" x 15'10"

The kitchen/breakfast room offers a contemporary design with fitted wall and base units, complemented by granite worktops and a charming butler sink. Integrated appliances include a Rangemaster cooker with a hood above, a dishwasher, and ample space for a fridge freezer. The stone tiled flooring, with its underfloor heating, seamlessly connects to the spacious breakfast area. Additionally, there's a utility cupboard with provisions for a washing machine and tumble dryer, as well as a convenient cloaks cupboard. An inviting opening leads to the generous family room.

### Family Room

12'3" x 10'11"

The Family Room is a versatile space with engineered oak flooring, boasting attractive wall paneling. It provides access to both the evening room and the rear lobby, which in turn leads to the gym.

### Gym

20'8" x 18'0"

This purpose-built room, converted from the garage, serves as a versatile space that can be used as a gym, home office, or playroom. It features a convenient door to the outside and a storeroom.

### Evening Room/Bar

18'4" x 9'7"

The bar room features a charming rustic design, perfect for hosting gatherings. It showcases a handcrafted oak bar with a stone surround and a drinks fridge. Additional shelving made of crafted oak provides ample storage. French doors open up to a lovely terrace, creating an inviting and enjoyable space.

### Landing

On the first floor landing, you'll find a roomy area with a generously sized window overlooking the front. There's also a study space complete with a Velux window and access to the roof space.

### Main Bedroom

13'0" x 13'0"

You can access the main bedroom through a Vanity Area, conveniently located next to the open En-Suite, which features a double shower cubicle, vanity sink unit, and WC. The Vanity Area seamlessly leads into the Bedroom, which has a dormer window on the side and an archway that opens up to a bespoke Dressing Room. The Dressing Room boasts a range of wardrobes, drawers, and shelving, as well as a dormer window offering a pleasant side view.

VANITY ROOM 9' 8" x 9' 4" (2.96m x 2.85m)

DRESSING ROOM 8' 3" x 8' 3" (2.54m x 2.52m)

### Bedroom 2

15'8" x 11'6"

This double room is bright and spacious, with a window overlooking the garden at the rear. It also features an En-Suite, which includes a WC, wash basin, double shower unit, and partially tiled walls. Additionally, there is a heated towel rail radiator.

### Bedroom 3

13'5" x 11'3"

A generously sized double room equipped with a radiator and featuring a rear window that offers a pleasant view of the garden.

### Bedroom 4

13'5" x 8'9"

Another spacious, double room that offers a bright atmosphere and a front-facing view.

### Family Bathroom

The family bathroom has been recently refitted and is a spacious room with exciting features. It includes a beautiful freestanding roll top bath, a double shower cubicle, a stylish vanity sink unit, a WC, a heated towel rail, and stunningly tiled walls and flooring.

### Outside

You are welcomed to the property through electric gates, which open onto a gravel driveway. This offers ample parking and turning space for multiple vehicles. On both sides, there are deep bedded borders with a variety of mature trees and shrubs. As you make your way to the rear garden, you can access it from either side of the property. There, you'll find a spacious alfresco dining terrace adorned with an inviting arbour. The garden itself boasts a beautifully manicured lawn, accompanied by well-maintained bedded borders and a selection of delightful specimen trees. Additionally, you'll find various outbuildings, a log store, and a personal door leading to the remaining garage, which has been transformed into a home gym.

### Viewings

By appointment with the agents.

### Special Notes

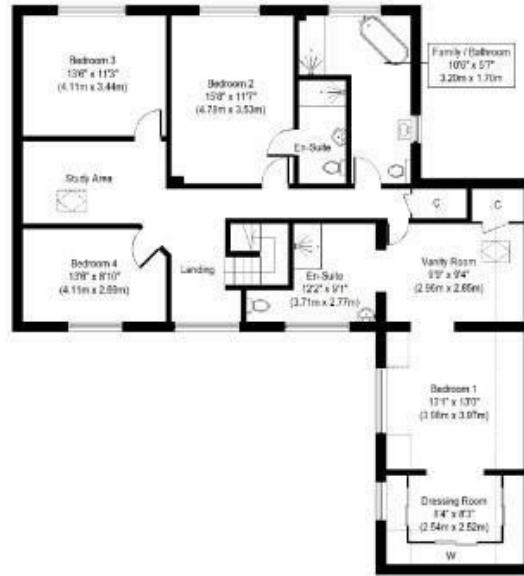
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Ground Floor  
Approximate Floor Area  
1711 Sq. Ft.  
(159.0 Sq. M.)



First Floor  
Approximate Floor Area  
1432 Sq. Ft.  
(133.8 Sq. M.)



## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band G

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