



# Pond House

Thurlow Road, Great Bradley, CB8 9LW





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*Cambridge 14 miles, Newmarket Station 7.5 miles, Haverhill 6.5 miles, Dullingham Station 5.2 miles,  
Bury St Edmunds 17 miles, the M11 (junction 10) 17 miles, Stansted Airport 33 miles.  
(distances are approximate).*

**A magnificent and imposing period home extending to a substantial 5,139 sq ft (477 sq m) and set in beautiful gardens and grounds with pond, tennis court and heated swimming pool, located in the charming village of Great Bradley.**

**Gross internal floor area: 5,139 sq ft (447 sq m), excluding outbuildings**

**Ground Floor:** Entrance Hall, Drawing Room, Study, Kitchen/Dining Room, Utility Room, Gym/Games Room, Family/Cinema Room, Bedroom 7 with En Suite Shower Room, Cloakroom, Inner Courtyard

**First Floor:** Principal Bedroom with Dressing Room and En Suite Shower Room, 5 Bedrooms, 3 Bath/Shower Rooms (1 En Suite)

**Outside:** Large Driveway, Cart Lodge, Delightful Established Gardens and Grounds, Garden Room, Pond, Potting Shed, Tennis Court, Pool, Summer House, Stables, Cellar

In total the property comprises 6.02 acres (2.435 hectares)

Please read Important Notice on the floor plan page.



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## Description

Originally two separate dwellings, Pond House is a magnificent period property formed of a brick and thatched cottage and a larger Edwardian house with attractive mock Tudor timber design. Situated within one of the largest plots in Great Bradley, the former village pond sits within its gardens and the property enjoys a peaceful location at the edge of the village, surrounded by open countryside.

Greatly extended and altered over the years, the current owners purchased the property in 2003 and have carried out a full programme of refurbishment and renovations. In 2009, they further extended to the rear elevation to create a superb kitchen/dining room featuring glazed bi-fold doors which enjoy the vista over the beautiful and expansive gardens. The refurbishment works have been carried out sympathetically and to an exceptional standard, with great care given to retain the numerous period features this character house has to offer. Featuring a modern and well planned layout that seamlessly flows from room to room, Pond House is a stunning and versatile family home which extends to an impressive 5,139 sq ft (477 sq m) and offers potential purchasers the opportunity to acquire a special and unique home set in a wonderfully private and secluded location.





## Outside

Set well back from the road, the house is approached through electronically operated gates and along a sweeping gravel drive to an extensive parking area and a 2 bay **Cart Lodge 17'9 x 15'11 (5.40m x 4.84m)**.

The beautiful gardens and grounds are a particularly fine feature and create a wonderful setting for the property, backing on to fields and enjoying far reaching views over undulating countryside. Mainly enclosed by a perimeter of fine mature trees, the gardens benefit from a tremendous sense of privacy and seclusion. A well manicured lawn lies to the western elevation of the house which features delightful shrub and flower beds, mature trees and a beautiful pond with fountain. A large paved terrace leads to a brick and timber built **Garden Room 19'10 x 15'9 (6.05m x 4.80m)** with power and light, and on to a landscaped seating area with further shrub beds. Immaculately maintained, this area provides a wonderful space for entertaining and al fresco dining during the warmer months whilst taking in the charming garden views.

Beyond the formal gardens you can find superb leisure facilities comprising of a full size, enclosed **Tennis Court** with power and a heated **Swimming Pool** with **Pump House**, **Pool House**, and seating area.

The remaining gardens comprise a grass and wooded area with **Stable Block** and pretty "Pavilion" **Potting Shed**, both ideal for storing garden equipment.



## Property Highlights

- **Imposing Entrance Hall** with oak flooring and handsome central staircase to split level landing
- **Grand, dual aspect Drawing Room** 22'3 x 19'11 (6.78m x 6.08m) with decorative fireplace fitted with a log burner and box bay window overlooking the gardens
- **Superb rustic yet contemporary Kitchen** with exposed beams, wide range of cabinetry including central island with sink and breakfast bar, granite worksurfaces, larder, AGA and integrated appliances comprising Siemens combi oven, induction hob, dishwasher and wine fridge. Opening to:-
- **Stunning Dining Room** 19'10 x 16'0 (6.04m x 4.87m) with part vaulted glazed ceiling, tiled floor, full height picture windows and bi-fold doors which open to the rear garden
- **Spacious Family Room** 21'0 x 18'7 (6.41m x 5.66m) which is flooded with natural light and features surround sound and a real flame electric to one alcove
- **Dedicated Study** 10'11 x 9'5 (3.34m x 2.86m) which overlooks the gardens
- **Large Gym/Games Rooms** 19'7 x 16'0 (5.98m x 4.88m) with storage cupboard. Being positioned over the cellar, the room has a naturally cool feel making it an ideal space for a home gym
- **Oak flooring** to the majority of the ground floor and underfloor heating to the entrance hall, ground floor bedroom, family/cinema room and dining area





### Property Highlights

- **Ground Floor Bedroom with En Suite Shower Room** which would be ideal as a guest suite or for dependent relatives
- **Luxurious Principal Bedroom Suite** with triple aspect and benefitting from fabulous elevated views over the gardens. The room also enjoys a large, separate Dressing Room with an expanse of fitted wardrobes and immaculate En Suite Shower Room
- **The charming split level landing** provides access to the remaining 5 generously proportioned Bedrooms along with excellent storage cupboards and a further 3 stylish Bath/Shower Rooms (1 En Suite), one of which features a roll top bath
- **CCTV system** with 4 cameras and security alarm system which smoke and heat sensors can be connected to
- **Excellent WiFi connectivity** throughout the property
- **Delightful Gardens and Grounds** of 6.02 acres (2.435 hectares) and including a full size Tennis Court and heated Swimming Pool
- **Large gravel driveway** and 2 bay Cart Lodge provide ample parking facilities



**Approx. Gross Internal Area = 477 sq m (5139 sq ft)  
excluding Outbuildings**

NOT TO SCALE: For guidance purposes only





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## Location

Great Bradley is an attractive rural West Suffolk village situated approximately 14 miles east of Cambridge. Local facilities include a parish church and village. More comprehensive facilities can be found in the nearby town of Newmarket, widely regarded as 'The Headquarters of British Racing' staging some of the finest racing in the world, is about 7 miles to the north and includes shopping, hotels, restaurants, schools and leisure facilities including health clubs, swimming pool and a golf course.

For the commuter the A14 and A11 provide direct links to Cambridge, the East Coast ports and the national road network. Dullingham Station, about 5 miles away, connects with the mainline station at Cambridge providing services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively. There is excellent access to the A14 and A11 (M11) and Stansted International Airport is approximately 33 miles away.

## Enquiries

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## Additional Information

### Local Authority

West Suffolk Council  
01284 763233

### Outgoings

Council Tax Band: G

### Council Tax Payable

2022/2023: £3,25703

### Services

Mains water, electricity and sewerage are connected to the property.

### Fixtures and Fittings

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

### Tenure and Possession

The property is for sale freehold with vacant possession on completion.

### Energy Rating

D

### Health and Safety

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

