



Ousden, Newmarket

Suffolk

Guide Price £830,000

LACY SCOTT
& KNIGHT

est. 1869

Long Meadow, Ousden

Newmarket | Suffolk | CB8 8TW

Newmarket 7 miles, Bury St Eds 9 miles, Cambridge 21 miles

A substantial modern detached and individual four bedroomed property, built to a high standard and specification in 2010, offering views over the surrounding Suffolk countryside.

Offered For Sale for the first time and with No Onward Chain.

Long Meadow

Here is an attractive individual detached property presenting rendered and brick elevations under a pitched tiled roof with the accommodation arranged over two floors extending to approximately 3,075 sq ft (usable space).

The very spacious ground floor comprises porch and cloakroom, impressive entrance hall, study or home office, very large utility room, with ample storage, well fitted oak kitchen, with Neff appliances, including gas and electric hob. There is a separate dining room, attractive vaulted breakfast / garden room, double-aspect living room with fireplace, main bedroom with an en suite shower room with underfloor heating. Also a large double garage, with boiler room and separate gardeners WC and doors to the side.

On the first floor there are a further three large bedrooms, one of which is another principal suite, or guest bedroom, benefitting from an en-suite and the other two large rooms being served by a family shower room. There is a large bright landing, and scope to further extend, if required.

Overall the property offers very flexible living accommodation suitable for a large family and/or someone



requiring independent ground floor living, and the first floor in particular enjoys stunning views over the open countryside opposite.

Outside

Long Meadow is approached through electric wooden gates at the entrance accessing a large private block paved driveway with parking for multiple vehicles. The driveway provides access into the double garage via electric doors. The front and rear gardens of Long Meadow is of particular note, beautifully planted and maintained, the majority is laid to lawn

with flowers and well maintained shrubs and beds bordering the lawns, established feature trees, and mature laurel hedging. The house is well positioned centrally on the plot and the grounds quite private. There is a large paved terrace for outdoor entertaining to the rear of the main ground floor rooms.

Location

Long Meadow is located in the attractive village of Ousden, conveniently positioned midway between Bury St Edmunds and Newmarket. Ousden has a village pub 'The Fox', a village

hall, recreational ground, and St Peters Church. The surrounding countryside is ideal for walks and horse riding. Newmarket and Bury St Edmunds both offer a wide range of amenities.

Property Information

Services – Mains electricity, water, and drainage. Oil fired central heating. Calor gas, cooking and fireplace.

Local Authority – West Suffolk District Council. Council Tax Band G.

Tenure – Freehold

Broadband – Superfast broadband is available at the property, with predicted download speeds of 47 Mbps and predicted upload speeds of 8 Mbps. Source, Ofcom.

Mobile Coverage – Inside the property signal and data is limited. Outside the property mobile data and signal is likely. Source, Ofcom.

Directions

Follow Sat Nav – to CB8 8TW

What3words:///discrepancy.lecturers.tinned

Passing The Fox Inn pub, 'Long Meadow' is the third property on the right-hand side, passing through the gates to the front of the property.





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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Ousden, Newmarket, CB8

Approximate Area = 3075 sq ft / 285.7 sq m

Limited Use Area(s) = 236 sq ft / 21.9 sq m

Garage = 480 sq ft / 44.5 sq m

Total = 3791 sq ft / 352.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Lacy Scott & Knight. REF: 1233731



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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