



Moulton Hall, Moulton, Newmarket, CB8 8RZ

Guide price £3,500,000

TIM PHILLIPS

PRIME PROPERTY AGENT

A beautiful Queen Anne village house set in 3.5 acres of gardens. With separate accommodation, stables and its very own paddock.

Situated in the heart of a charming village, Moulton Hall is a beautifully preserved Grade II listed Queen Anne family home. Dating back to the mid-18th century, with additions in the 19th and 20th centuries, it combines historical character with modern functionality. The striking red brick exterior and pitched tiled roofs give it a distinct presence, setting it apart in the village. The front door opens into a welcoming entrance hall with flagstone flooring, creating a sense of tradition and quality. From here, the ground floor unfolds into a series of perfectly proportioned reception rooms, each with character features and fireplaces.

At the front of the house, the snug features stunning wood panelling and a central open fireplace, offering a cozy retreat. Opposite, the formal dining room provides an elegant setting for entertaining, with dual entrances (one closer to the kitchen) and views of the front lawn through full-height sash windows.

The main sitting room is bright and spacious, with large windows overlooking the rear gardens and an open fireplace as a focal point. Double doors lead to a bright conservatory with stone floors and panoramic views of the grounds, blending indoor and outdoor living.

At the heart of the home lies the kitchen and breakfast room, offering a practical and inviting space for the family, with fitted cabinetry, a central island, an induction hob, and a wine cooler. Adjacent to the kitchen, the utility and boot room provide additional storage and functionality, ideal for busy households and perfect for pets.

The ground floor also includes a cloakroom and access to the basement, which is equipped as a laundry area with facilities for drying and ironing. The staircase leads to the first-floor landing, where three spacious double bedrooms await.

The principal suite is a standout feature, with a dual-aspect sleeping area offering garden views, an en suite bathroom with a panelled bath and vanity unit, and a private terrace. Beyond the en suite, a dressing room includes a walk-in shower and fitted wardrobes. The two additional bedrooms on this floor each have their own en suite bathrooms, thoughtfully finished to a high standard.

The second floor provides additional accommodation, including two large double bedrooms with built-in wardrobes, a shared bathroom with twin sinks and a walk-in shower, and a flexible space that could be used as a playroom or den. There is also access to a loft area for storage





Beyond the main house, the property includes several outbuildings. The Coach House, located in the front courtyard, offers a reception room, kitchen, bathroom, and two double bedrooms, alongside a separate studio. At the rear of the property, a converted barn contains a self-contained one-bedroom annexe, a games room, and a study, suitable for use as a home office or gym. The stable block includes a tack room, feed room, and five individual boxes.

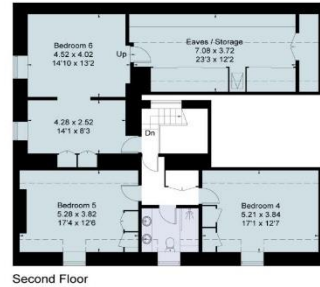
The grounds of Moulton Hall span over three and a half acres, featuring landscaped gardens, paddocks (over the road) and formal lawns. Box hedging and stone pathways frame the front gardens, while the rear gardens include tiered lawns, mature trees, and well-stocked flower beds. A heated swimming pool with a stone terrace and pool house provides a private space for relaxation, while the adjacent tennis court offers a versatile recreational area. Additional features include greenhouses, bluebell wood, storage buildings, and purpose-built dog kennels. A turn-out paddock, enclosed by fencing, overlooks the surrounding farmland, adding to the sense of privacy and space.



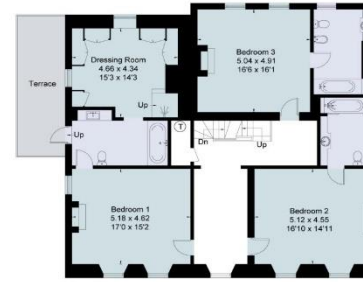




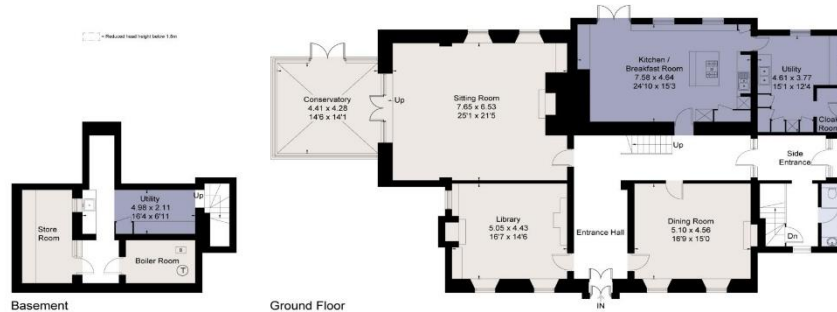
Approximate Floor Area = 515.4 sq m / 5548 sq ft
 Basement = 41.1 sq m / 442 sq ft
 Total = 556.6 sq m / 5990 sq ft



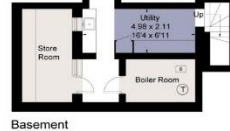
Second Floor



First Floor



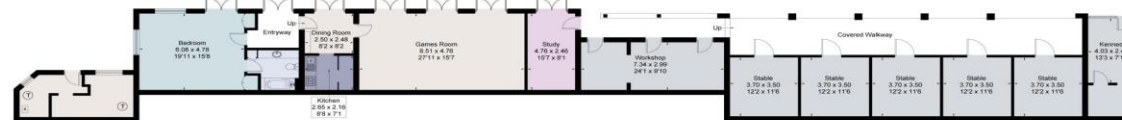
Ground Floor



Basement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91-95)	A		
81 (81-91)	B		
69 (69-81)	C		
55 (55-69)	D		68
39 (39-55)	E		
21 (21-39)	F		
1 (1-21)	G	21	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Floor Area
 The Cottage House = 122.5 sq m / 1318 sq ft
 Garage = 37.3 sq m / 401 sq ft
 Annex / Pool House = 264 sq m / 2842 sq ft (Excluding Summer House)
 Total = 423.8 sq m / 4561 sq ft

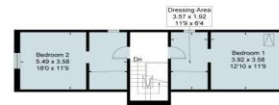


Annexe
 (Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91-95)	A		
81 (81-91)	B		
69 (69-81)	C		
55 (55-69)	D		64
39 (39-55)	E		
21 (21-39)	F	41	
1 (1-21)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Coach House - Ground Floor
 (Not Shown In Actual Location / Orientation)



The Coach House - First Floor



Pool House
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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