



**The Street, Saxon Street CB8 9RS**

**Guide Price £650,000**



## The Street, Saxon Street CB8 9RS

The Hollies is a delightful detached period home with views over open countryside in the sought after village of Saxon Street.

Saxon Street is a small rural village in Cambridgeshire, England, nestled near Newmarket. Surrounded by open countryside, it features historic cottages, a peaceful atmosphere, and a strong sense of community. With roots in horse racing and agriculture, the village retains its charm through quiet lanes, scenic walks, and proximity to larger towns while preserving its traditional English village character.

Accommodation comprises of a living room, snug, beautiful kitchen/dining room overlooking the garden, utility room, cloakroom, a master bedroom with ensuite and three further bedrooms and a family bathroom.

Externally, delightful rear garden, overlooking the paddocks to the rear. The front driveway provides ample off road parking and leads to a detached studio/office/workshop.

Viewing is highly recommended.

### Entrance Porch

With door leading to sitting room.

### Sitting Room 28'3" x 12'2" (8.62m x 3.71m)

Beautifully presented sitting room with attractive herringbone wood flooring. Feature fireplace with ornate surround and mantel and stone hearth, currently fitted with electric burner stove. Alcove storage to either side. Radiator. Dual bay windows overlooking front aspect. Doors to front porch and snug.

### Snug 13'5" x 12'10" (4.10m x 3.92m)

Generous snug, offering a variety of uses. Stunning exposed brick feature fireplace currently fitted with wood burner stove. Attractive waist height panelling to walls. Window to side aspect. Radiator. Doors to sitting room and kitchen/dining room. Stairs leading to first floor.

### Study 11'10" x 9'11" (3.63m x 3.04m)

Well proportioned study with alcove shelving. Built-in storage cupboard. Radiator. Attractive port hole window to side aspect. Door to inner hall.

### Kitchen/Dining Room 14'6" x 11'4" 13'8" x 10'9" (4.44m x 3.47m 4.18m x 3.30m)

Stunning contemporary shaker style kitchen with matching eye and base level cupboards with quartz work top over. Inset stainless steel 1 1/4 bowl sink with mixer tap over. Integrated eye level Bosch ovens. Inset induction hob with glass/stainless steel extractor over. Integrated dishwasher. Integrated fridge. Attractively tiled splashbacks. Central vaulted light well. Doors to utility room and snug. Steps up to generous dining area with central vaulted light well and underfloor heating. Views over the rear garden. Glazed door to the rear garden. Slate flooring throughout.

### Utility 9'8" x 5'7" (2.97m x 1.71m)

Range of matching eye and base level cupboards with work top over. Connection and plumbing for washing machine. Tiled flooring. Dual windows to side aspect. Door to kitchen.

### Shower Room

Modern white suite with low level W.C., hand basin and shower. Door to utility room.

### Landing

Light, spacious landing with sash window to side aspect. Doors to all bedrooms and bathroom. Built-in airing cupboard. Radiator. Stairs leading to ground floor.

### Master Bedroom 13'4" x 12'9" (4.08m x 3.91m)

Beautifully presented Master bedroom with dual aspect sash windows. Feature fireplace with ornate surround and mantel. Radiator. Doors to en suite and landing.

### En Suite

Modern white suite with low level W.C., inset hand basin with mixer tap over and built-in cabinet under and walk-in shower with wall mounted shower. Ladder radiator. Door to Master bedroom.

### Bedroom 2 12'1" x 10'5" (3.70m x 3.20m)

Generous double bedroom with sash window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

### Bedroom 3 11'10" x 7'4" (3.63m x 2.24m)

Generous double bedroom with sash window to the front aspect. Radiator. Door to landing.

### Bedroom 4 8'9" x 8'2" (2.67m x 2.49m)

Double bedroom with sash window to the front aspect. Built-in wardrobe. Radiator. Door to landing.

### Bathroom

Modern white suite comprising low level W.C., pedestal hand basin and corner bath with mixer tap and wall mounted shower over. Attractively tiled. Obscured window. Door to landing.

### Outside - Front

Expansive bloc paved driveway providing ample off road parking. Planted beds, with hedging to the borders. Raised planted areas with steps leading to the front porch. Double gates leading to detached single garage and rear garden.

### Studio/Office/Wokshop 15'3" x 11'10" (4.67m x 3.63m)

Double door access. Stable door access to side. Power and light.

### Outside - Rear

Attractive flagstone wrap around patio with steps leading to lawn area with raised planted borders. Glazed door leading to kitchen/dining room. Greenhouse. Timber summerhouse. Access to studio/office/workshop. Double gates leading to front driveway.

### PROPERTY INFORMATION

EPC -

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

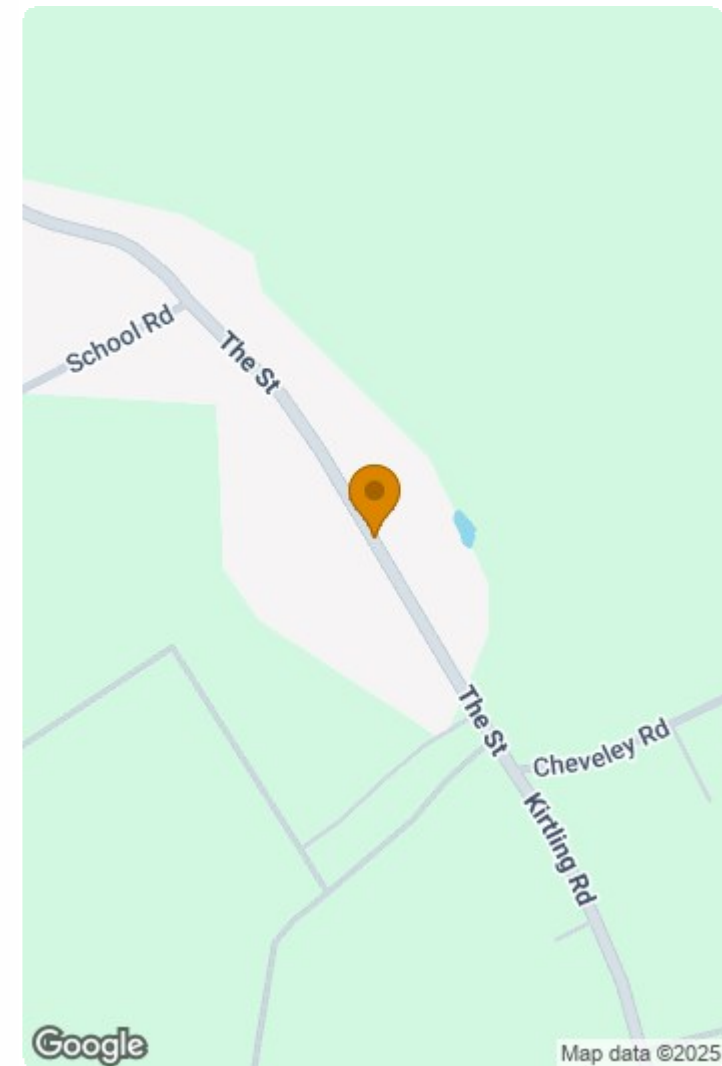
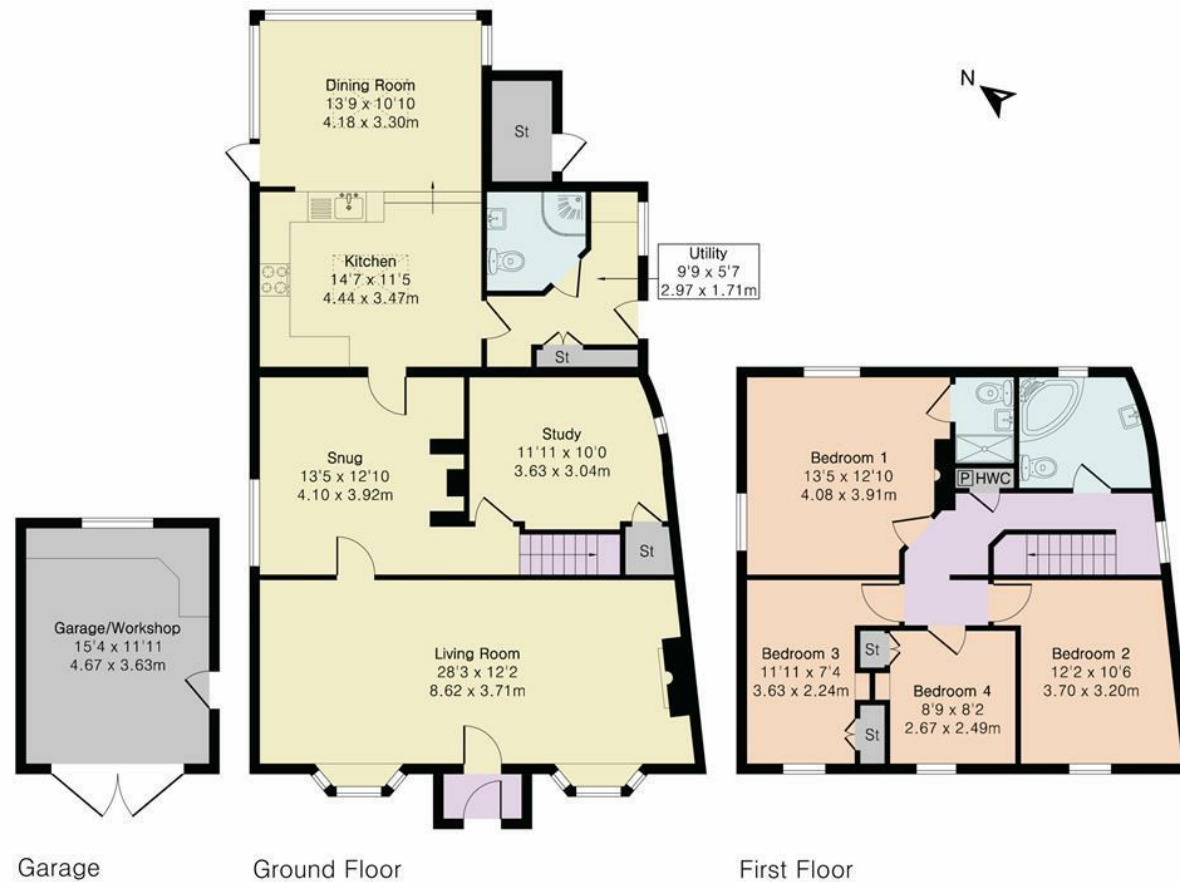
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Approximate Gross Internal Area 2052 sq ft - 191 sq m

Ground Floor Area 1196 sq ft – 111 sq m


First Floor Area 674 sq ft – 63 sq m


Garage Area 182 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
G2 panel A			
G1-G11 B			
G9-G10 C			
G7-G8 D			
G5-G6 E			
G3-G4 F			
G1-G2 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
G12 panel A			
G11-G11 B			
G9-G10 C			
G7-G8 D			
G5-G6 E			
G3-G4 F			
G1-G2 G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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