



Chapel Cottage
22 The Street, Saxon Street

**DAVID
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Chapel Cottage, 22 The Street, Saxon Street CB8 9RU

Saxon Street is located 3 miles from Newmarket which is world famous as the headquarters of British horseracing. Newmarket is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses. The market town of Bury St Edmunds (18 miles) and the University City of Cambridge (16 miles), which both have good rail and bus access from Newmarket, offer a wide range of additional shopping and entertainment amenities.

An abundantly charming and deceptively spacious four-bedroom detached house set within this vastly popular Cambridgeshire village. In addition to the main cottage there is a detached home office/potential annexe and a detached store room which also offers utility facilities. The home has been significantly improved over recent years to now offer a contemporarily designed home with a wonderful selection of period features such as exposed original brickwork, exposed beams and a number of fireplaces throughout. Externally boasting two driveways (one either side of the property) offering ample parking and a sizeable rear garden.

A beautifully presented four-bedroom detached cottage in Saxon Street measuring in excess of 1,900 sq.ft.

ENTRANCE HALL Door to side aspect, stone tiled floor and stairs rising to the first floor.

SITTING ROOM Solid oak flooring, understairs cupboard, an inset woodburning stove and three windows to both side aspects.

DINING ROOM Three windows to both side aspects, solid oak flooring, an exposed brick chimney breast with an inset woodburning stove.

KITCHEN / DINING ROOM Fitted with a contemporary and high-spec Laura Ashley kitchen with matching units and drawers with oak and granite worktops over and an inset double butler sink and drainer. Integrated appliances include a dishwasher, washing machine, full height fridge and freezer. Stone tiled floor, ample dining space and windows to the front, rear and side aspects with a door leading out to the rear garden terrace.

First Floor

LANDING Two windows to side aspect and an airing cupboard.

MASTER BEDROOM Windows to both front and rear aspects.

BEDROOM 2 With an exposed original chimney breast with inset fireplace and three windows to both side aspects.

BEDROOM 3 Featuring exposed beams and a window to side aspect.

BEDROOM 4 Window to side aspect.

BATHROOM An impressively presented bathroom that is extensively tiled with a double sized shower cubicle, roll top bath, wash hand basin, heated towel rail, WC, underfloor heating and windows to both side and rear aspects.

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DETACHED HOME OFFICE / POTENTIAL ANNEXE A large space with a stone tiled floor, two Velux windows, a window to rear aspect and two set of French doors leading out to the rear garden terrace. The **SHOWER ROOM** offers a shower cubicle, wash hand basin and WC with a window to front aspect.

STORE ROOM / UTILITY ROOM With fitted storage and worktop space with an inset sink and drainer. Space and plumbing for appliances, window to rear aspect and French doors opening to the rear garden terrace. Along with enclosed dog kennel with external access to the garden.

Outside

The property benefits from two driveways (one either side of the property) offering parking for several vehicles. The rear garden is large in size and predominately lawned with a comprehensive paved terrace and a selection of established trees including a beautiful willow tree.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E.

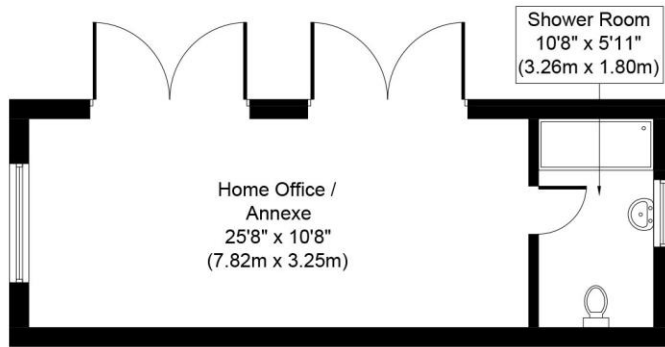
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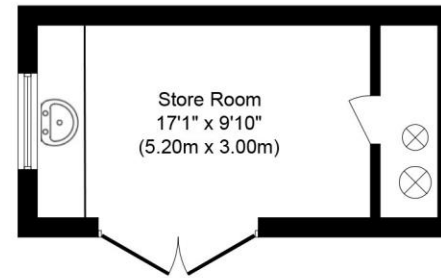
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VIEWING by prior appointment only through David Burr estate agents.

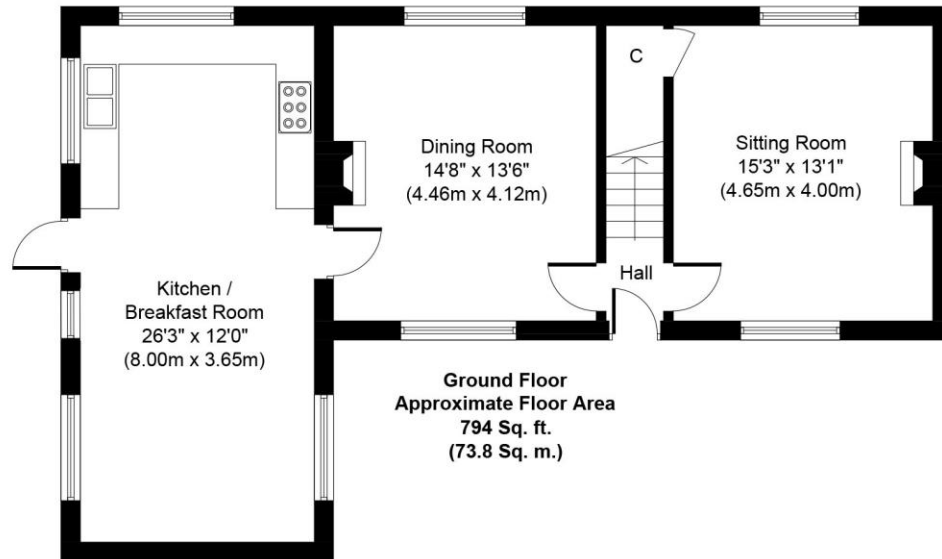




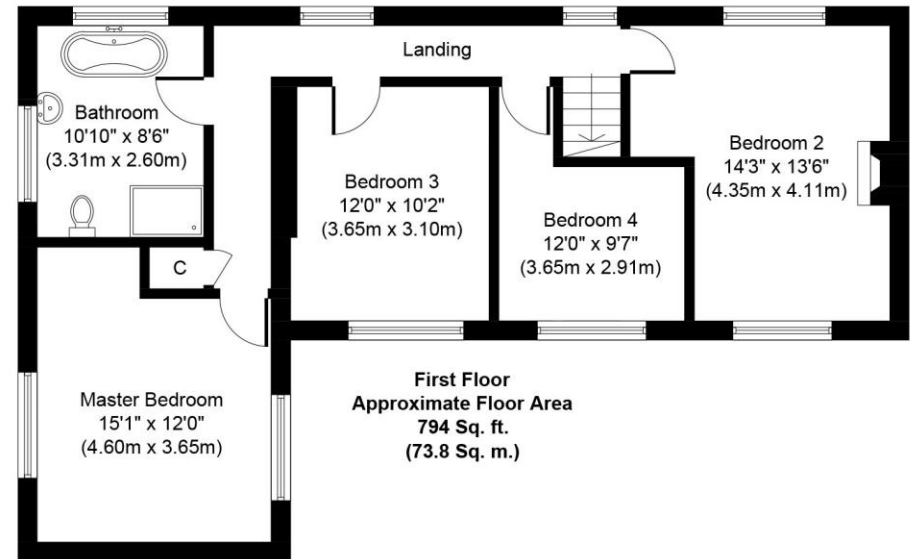
Outbuilding
Approximate Floor Area
341 Sq. ft.
(31.7 Sq. m.)



Store Room
Approximate Floor Area
202 Sq. ft.
(18.8 Sq. m.)



Ground Floor
Approximate Floor Area
794 Sq. ft.
(73.8 Sq. m.)



First Floor
Approximate Floor Area
794 Sq. ft.
(73.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

