



**Thistle House,  
Saxon Street**

**DAVID  
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# Thistle House, 26 Cheveley Road, Saxon Street, CB8 9RN

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.

This substantial, 2,700 sq. ft individual property is situated in a quiet location in one of the area's most sought after villages. The property offers light and airy living accommodation finished to an exceptional specification including a particularly impressive kitchen/dining room and a luxurious master bedroom suite with the added benefit of landscaped, low maintenance gardens, parking and a double cartlodge.

## A substantial, 2,700 sq. ft property in a sought-after village with parking, a double cartlodge and countryside views.

### Ground Floor

**ENTRANCE HALL** With wood effect flooring, a window to side aspect and an under stairs cupboard.

**SITTING ROOM** A charming room with two windows to front aspect and an electric fire with a granite mantel and hearth.

**KITCHEN/DINING ROOM** A spectacular room with a fitted painted oak kitchen with granite worktops over with an inset double butler sink. Integrated appliances include dishwasher, washing machine, wine cooler and a 'Rangemaster' cooker. Limestone tiled floor with two sets of bi-folding doors to the rear aspect and an orangery lantern ceiling.

**FAMILY ROOM** An impressive triple aspect room with a fitted wood burner, windows to rear and front aspects, French doors to front aspect and bi-folding doors to side.

**SNUG** With a feature cast iron fireplace, bay window to front aspect and window to side aspect.

**CLOAKROOM** Fitted with a WC and wash hand basin.

### First Floor

**LANDING** With doors leading to:

**MASTER BEDROOM** An impressive room featuring a fitted cupboard, windows to the front aspect and a 'Juliette' balcony to side the aspect. Also, with an **ENSUITE** which is extensively tiled and comprises a wash hand basin, WC, shower cubicle with a window to rear aspect. Additionally with **DRESSING ROOM** Window to rear aspect and a fitted airing cupboard.

**BEDROOM 2** A double aspect room with **ENSUITE** Comprising wash hand basin, WC, shower and a window to the side aspect. **DRESSING ROOM** With fitted storage and a window to front aspect

**BEDROOM 3** With windows to the front and side aspects.

**BEDROOM 4** With a window to the side aspect.

**FAMILY BATHROOM** A stylish and extensively tiled room with a fitted bath, wash hand basin, heated towel rail, WC and a window to side aspect.

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## Outside

The property is approached by five bar gates opening to the paved driveway that provides parking for several vehicles and further access to the **DOUBLE CART LODGE**. An extensively paved terrace wraps around almost the entire property with a private and substantial lawn area situated to the side of the property flanked by mature beds, borders, trees and shrubs.

## Material Information

**SERVICES** Oil fired central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**EPC E.**

**LOCAL AUTHORITY** East Cambridgeshire District Council.

**COUNCIL TAX BAND F** (£3,249.65 annually)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction.

**COMMUNICATION SERVICES** (source Ofcom)

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

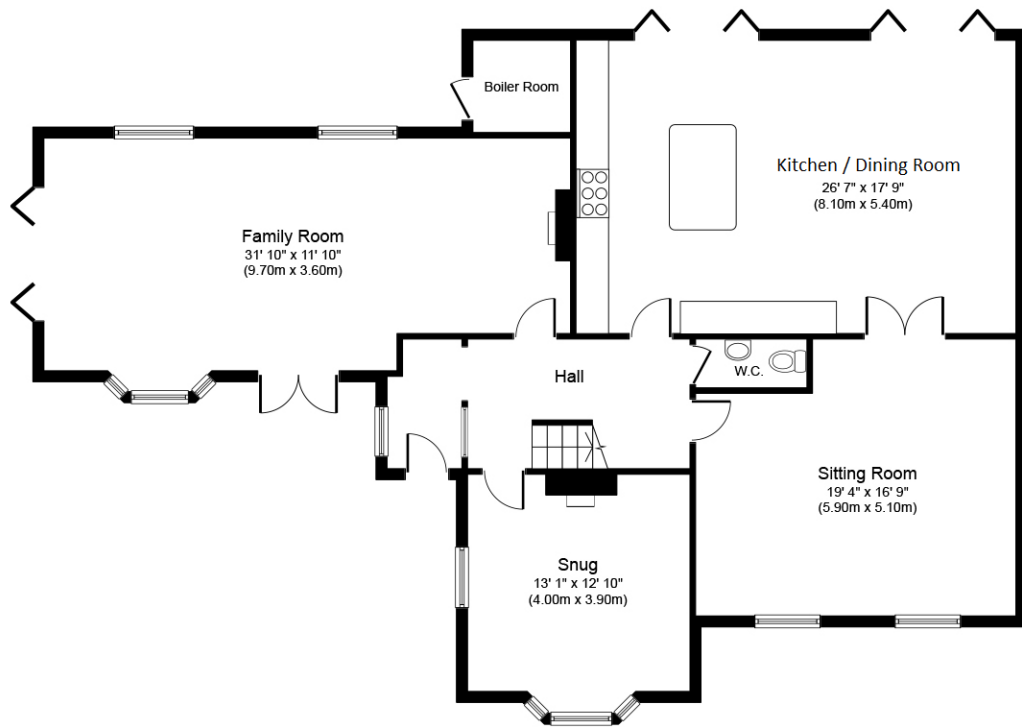
Phone Signal: Yes. Provider: Coverage is likely with all providers but limited data coverage with three.

**WHAT3WORDS** courts.either.upgrading

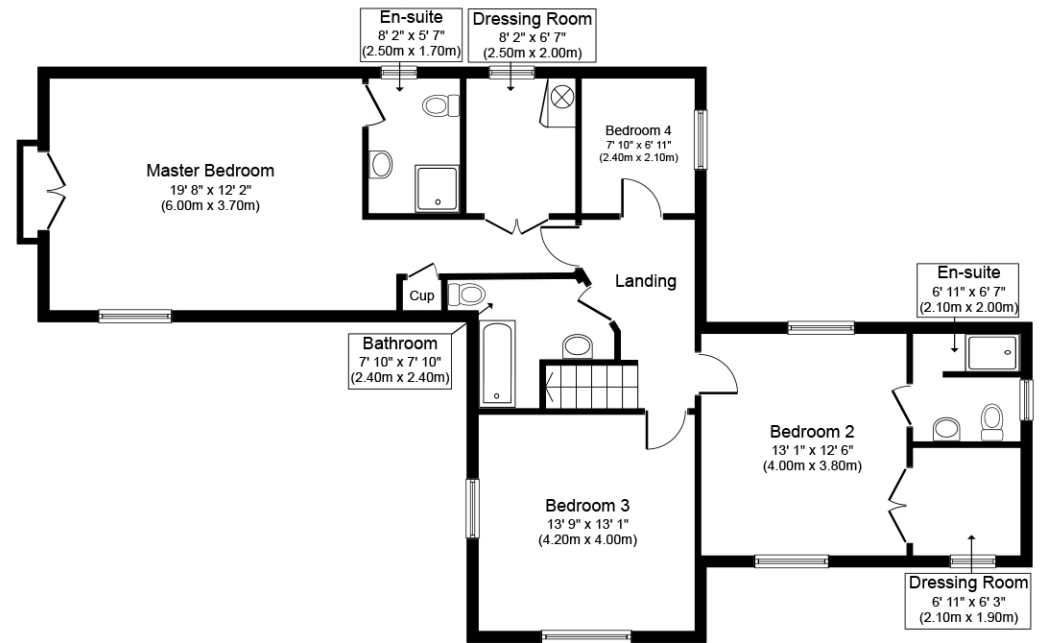
**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,615 sq. ft.**  
**(150.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,066 sq. ft.**  
**(99.0 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.

