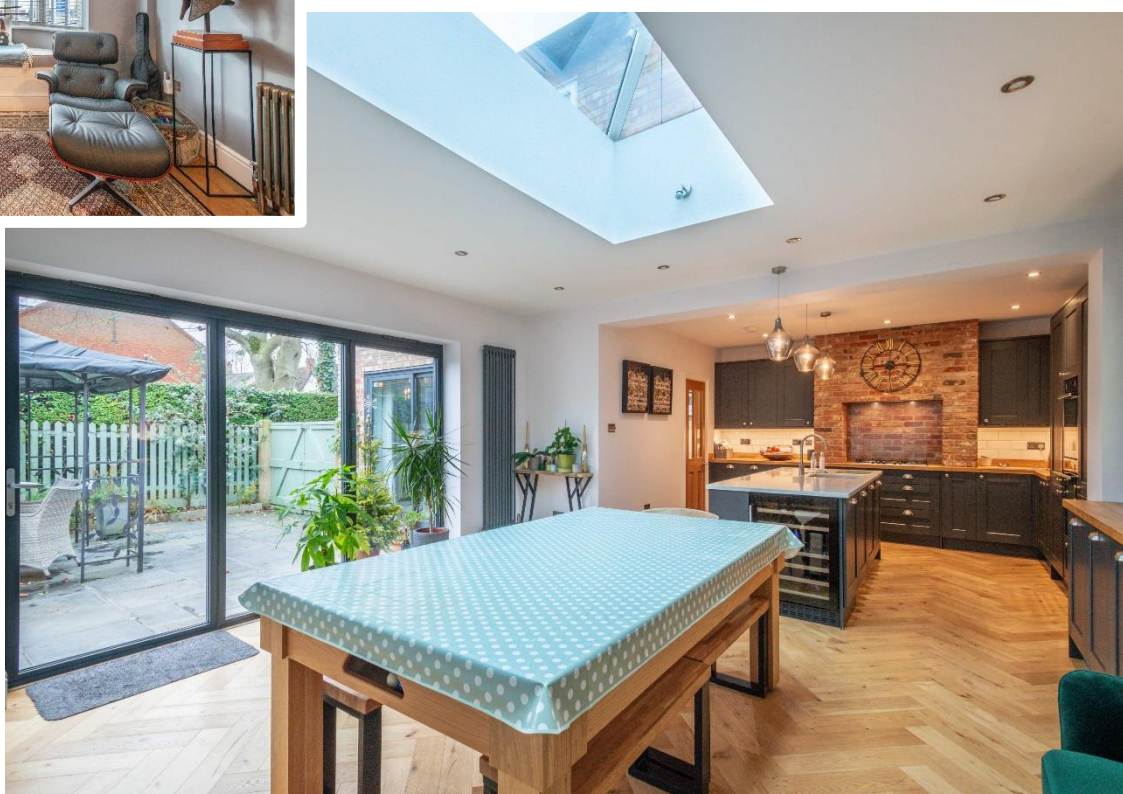




**26 Oxford Street
Exning, Suffolk**

**DAVID
BURR**



26 Oxford Street, Exning, Newmarket, Suffolk, CB8 7EW

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A substantial detached Victorian property with a separate annexe within walking distance of amenities in the popular village of Exning. The property has been carefully updated and extended to provide ample living accommodation at the rear of the property in the form of a stunning open plan kitchen/dining area whilst retaining much of the period charm in the original parts of the property. The one-bedroom annexe is perfect for multi-generational living, or for an additional income. Externally the property benefits from off road parking and a west facing, mature rear garden.

A stunning and meticulously updated four-bedroom detached Victorian property with additional one bedroom annexe in the heart of Exning.

Ground Floor

ENTRANCE HALLWAY Impressive entrance hall with feature black & white tiled floor, cupboard under stairs with door through to:

SITTING ROOM Windows to front aspect, with solid wood flooring, stone fireplace with electric flame effect fire inset. French doors leading to patio/outside dining area.

SNUG/STUDY With bay window to the front aspect with upholstered window seat with underneath storage. Fireplace with working open fire with surround and mantle over, built in shelving to either side with inset spotlights.

KITCHEN/DINING ROOM Bespoke fitted kitchen with both base and wall units under solid wood worktops, feature brick chimney breast with inset, integrated 5 burner gas hob, NEFF appliances including integrated oven, microwave, dishwasher, washing machine, fridge freezer, warming drawers and wine cooler fridge. Central island with base cupboards under granite worktops, underslung stainless-steel sink with mixer tap over and integrated InSinkErator food waster disposer. Solid wood floor throughout leading to Dining area/entertaining area, skylight and bi folding doors to the side aspect leading out to the patio/dining area.

CLOAKROOM Low level WC, vanity wash hand basin, wood flooring and heated towel rail.

First Floor

LANDING With access to boarded loft and doors leading to:

MASTER BEDROOM With bay window to the front aspect, feature fireplace, walk in wardrobe and door leading to:

ENSUITE With fully tiled walls and flooring, low level WC with hand wash basin inset vanity unit and shower cubicle.

BEDROOM TWO With window to the front aspect and built in cupboard.

BEDROOM THREE With window to the rear aspect.

BEDROOM FOUR With window to the rear aspect.

FAMILY BATHROOM Comprising low lever WC, Vanity sink, tiled shower cubicle and Double ended roll top slipper bath and marble tiled floor.

26 Oxford Street, Exning, Newmarket, Suffolk, CB8 7EW

ANNEXE

Brick-built, concrete clad annexe, benefiting from its own boiler and electricity supply.

KITCHEN With fitted base and wall units, under granite effect worktop, integrated Electric oven, hob, fridge/freezer. Space and plumbing for a washing machine.

SITTING ROOM Spacious living room with feature electric fireplace and surround, French door to the side aspect looking out to the garden.

BEDROOM Double bedroom with windows to the side and rear aspect.

SHOWER ROOM with low level WC, hand wash basin and shower cubicle.

Outside

The property offers parking to the side for two cars with gated access allowing further car parking if required. To the rear the property benefits from a spacious outside dining area with two external sockets. The remainder of the garden is laid to lawn, fully enclosed with mature trees, shrubs and a garden shed.

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

EPC RATING: House: Band D. Annexe: Band C.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band D (£2,148.91 per annum).

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

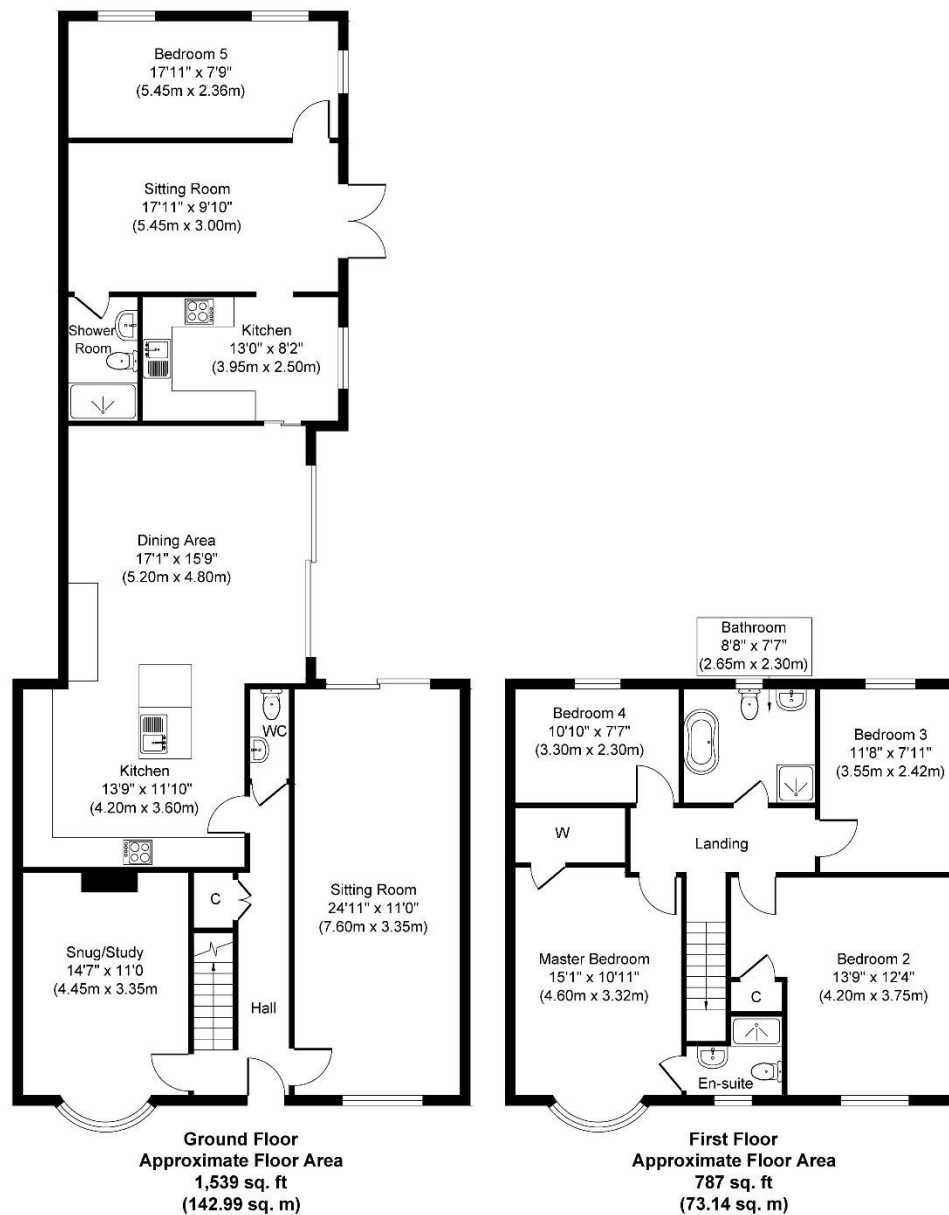
Phone Signal: Likely with all major providers.

WHAT3WORDS: recording.yachting.tools

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

