



**The Hollies, 41 The Street,
Saxon Street**

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The Hollies, 41 The Street, Saxon Street, Newmarket, CB8 9RS

Saxon Street is a charming and peaceful rural village set within gently rolling countryside, offering an attractive setting ideal for those seeking a quieter lifestyle. Situated within easy reach of nearby market towns, residents benefit from convenient access to a wider range of amenities including shops, schools and leisure facilities. The village itself retains a traditional feel, with a close-knit community and a selection of local amenities, typically including a village hall, historic church and countryside walks right on the doorstep.

This well-presented accommodation extends to in excess of 2,000 sq ft and comprises a spacious sitting room, cosy snug, and a stunning kitchen/dining room. To the first floor are four bedrooms, with an en suite to the principal bedroom, along with a family bathroom. Externally, the property benefits from a delightful rear garden backing onto paddocks, while a generous driveway provides ample off-road parking and leads to a versatile detached studio/office/workshop.

The Hollies is a charming detached period home, beautifully positioned within the highly sought-after village of Saxon Street and enjoying picturesque views over open countryside.

Ground Floor

ENTRANCE PORCH A welcoming entrance porch providing access directly into the main sitting room.

SITTING ROOM An impressive and beautifully presented principal reception room, featuring elegant herringbone wood flooring and a striking feature fireplace with ornate surround, mantel, and stone hearth, currently housing an electric stove. Alcove storage sits to either side, while dual bay windows to the front aspect flood the space with natural light. Doors lead through to the snug and entrance porch.

SNUG A generous and characterful second reception room, centred around a stunning exposed brick fireplace with wood-burning stove. Complemented by stylish half-height wall panelling, this versatile space offers a cosy retreat. Window to the side aspect, with doors leading to the sitting room and kitchen/dining room, and stairs rising to the first floor.

STUDY / PLAYROOM A well-proportioned and flexible room, ideal as a home office or playroom, featuring alcove shelving, a built-in storage cupboard, and a distinctive porthole-style window to the side.

KITCHEN / DINING ROOM A stunning, stylish and contemporary shaker-style kitchen fitted with a range of matching wall and base units topped with quartz work surfaces. Features include an inset stainless-steel 1¼ bowl sink, integrated eye-level Bosch ovens, induction hob with glass and stainless-steel extractor, integrated dishwasher, and fridge. Attractive tiled splashbacks and a central vaulted light well enhance the sense of space and light.

Steps lead up to a generous dining area, also benefitting from a vaulted light well and underfloor heating, with lovely views over the rear garden and a glazed door providing direct access outside. Finished throughout with elegant slate flooring.

UTILITY ROOM A practical space with matching units and wooden worktops, offering space for a fridge/freezer and plumbing for a washing machine. Dual side windows provide natural light, with direct access to the kitchen.

SHOWER ROOM Fitted with a modern white suite comprising a low-level WC, vanity unit with inset basin, and shower enclosure.

First Floor

LANDING A bright and spacious landing with a sash window to the side aspect, built-in airing cupboard, and access to all bedrooms and the family bathroom.

MASTER BEDROOM A beautifully presented principal bedroom featuring a sash window, attractive feature fireplace, and access to loft space. Door leads to:

EN SUITE A stylish and modern suite comprising a low-level WC, inset basin with storage below, and a walk-in shower, finished with a chrome heated towel rail.

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BEDROOM 2 A spacious double bedroom with sash window to the front and built-in wardrobes.

BEDROOM 3 A well-proportioned bedroom with sash window to the front aspect.

BEDROOM 4 A further bedroom with front-facing sash window and built-in wardrobe.

BATHROOM A modern family bathroom fitted with a white suite including a low-level WC, pedestal basin, and corner bath with shower over. Finished with attractive tiling and an obscured window.

Outside

FRONT An expansive block-paved driveway provides ample off-road parking, bordered by established planting and hedging. Steps lead up to the front porch, while double gates offer access to a detached single garage and the rear garden.

STUDIO / OFFICE / WORKSHOP A highly versatile outbuilding with double doors and additional stable door access, complete with power and lighting. External steps lead to a useful loft/storage area above.

REAR A beautifully landscaped rear garden featuring an attractive flagstone wrap-around patio, ideal for entertaining, with steps leading to a lawn bordered by raised planting beds. Additional features include a greenhouse, garden store, timber summerhouse, and access to the studio/workshop.

Further benefits include gated side access leading to the oil tank and boiler, along with double gates returning to the front driveway.

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

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND D.

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick & rendered construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

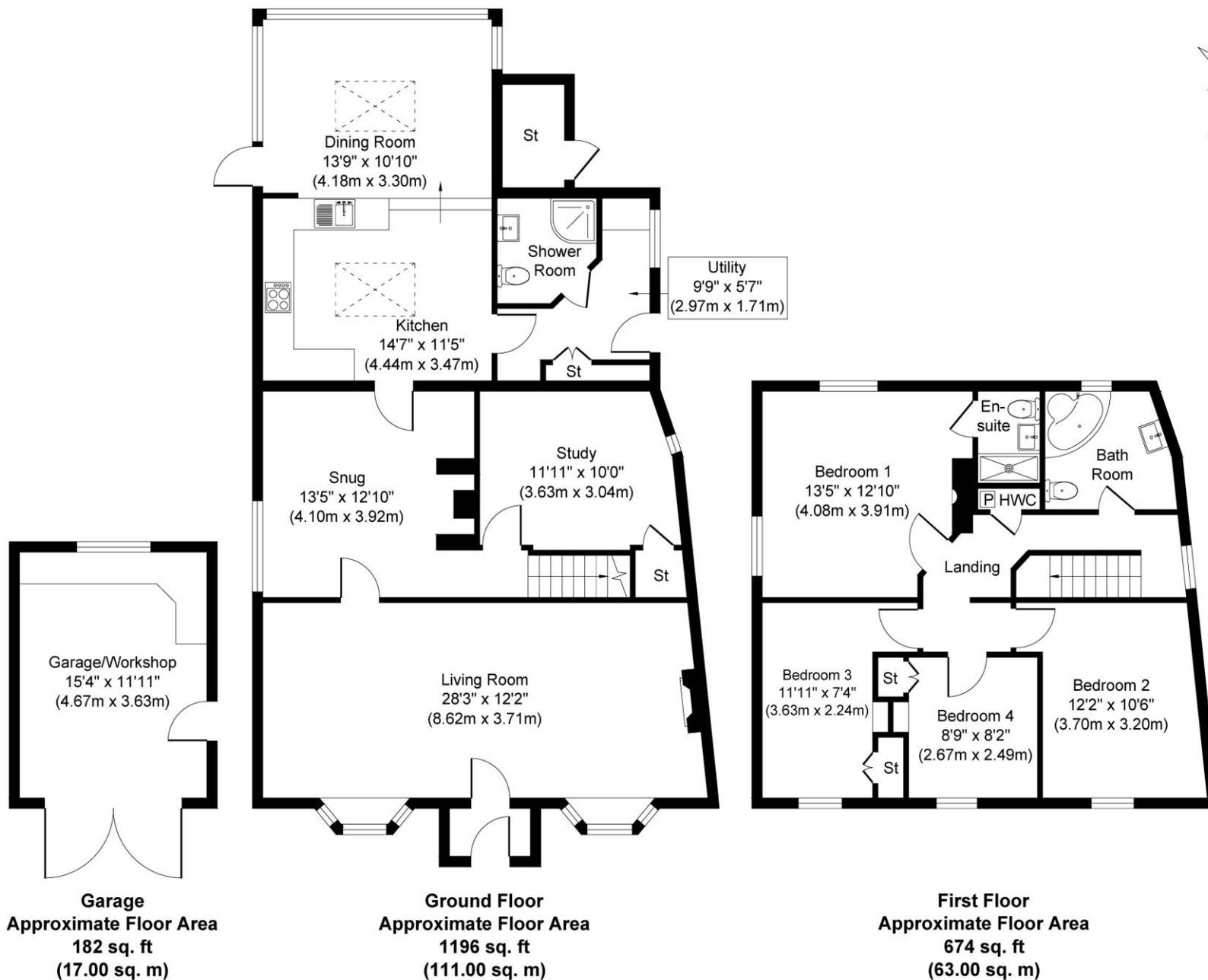
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS exclaim.annual.vibe

VIEWING Strictly by prior appointment only through DAVID BURR.

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