



CONVERTED 4,509 SQ FT VICTORIAN FORMER SCHOOL IN AN ATTRACTIVE SETTING

THE OLD CHURCH SCHOOL
99 SCHOOL ROAD, WOODDITTON CB8 9RY

Freehold



A CONVERTED 4,509 SQ FT VICTORIAN
FORMER SCHOOL IN AN ATTRACTIVE
RURAL SETTING SURROUNDING BY
STUD LAND. IN ALL 0.6 OF AN ACRE.

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ROAD, WOODDITTON CB8 9RY

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6 bedrooms ♦ kitchen/breakfast room ♦ sitting & dining room
♦ vaulted former school room ♦ study ♦ detached garage
block ♦ in all 0.6 of an acre ♦ EPC rating = E

Situation

The Old Church School is situated in between the villages of Woodditton and Saxon Street 4 miles south east of Newmarket on the Suffolk/Cambridgeshire border. Newmarket has excellent facilities including a large Waitrose supermarket and a full range of independent shops for everyday needs. Newmarket station is 3.5 miles and has a direct rail link to the city of Cambridge taking around 22 minutes. Newmarket is famous as the Home of English Racing and the July & Rowley Mile race courses are situated at the southern end of the town together with Tattersalls bloodstock auctioneers. There are good schools in the area including Fairstead House prep school in Newmarket and a full range of well regarded independent schools in Cambridge together with Culford at Bury St Edmunds. For the commuter access to the A11 is 8.5 miles distant leading to the M11. The A14 is 5.5 miles to the north which leads to the A1, M1 & M6. For the rail commuter, direct train services are available from nearby Whittlesford station into London's Liverpool Street

The 'high-tech' university City of Cambridge 18 miles distant and offers a comprehensive range of shops and services including a full range of supermarkets, restaurants and specialist shops. The city has theatres, cinemas and extensive cultural and recreational amenities as well as the world leading university.

Description

The Old Church School is a large detached brick and flint building with a slate roof dating from 1847 and 1899 which was used as the main primary school for children in the nearby villages of Woodditton and Saxon Street until the 1980's. The property, which is not listed, was converted into a private house in the early 1990's, extended in 1995 and the current owners added the high quality garage building in a sympathetic architectural style in 2002. The property is approached via part glazed double doors facing a gravelled path, the drive and garage



beyond. The hall, with an impressive turning and dividing staircase and Amtico tiled floor, provides access to the sitting room, kitchen/ breakfast room and an inner hall with large cloaks. The former is a double aspect, well-proportioned room with two sets of French doors to the terrace and a central open fireplace with woodburner. The kitchen/breakfast room is fitted a good range of handmade maple units with a variety of cupboards (some glazed) and drawers with Corian and granite work surfaces, an integrated dishwasher, drinks fridge, 5 ring De Dietrich induction hob, wall mounted double oven, 1 ½ bowl Corian sink, plus additional small sink and tall windows to the side garden. There is a boot room beyond the kitchen with access to the front of the property which leads to the utility room with Camray II oil fired boiler and hot water cylinder with a deep glazed sink. The dining room adjoins the kitchen and has a glazed door leading onto side garden and raised leaded lattice windows to the front. The walls here have a delightful Tromp l'oeil design of stone walls and gothic arches. This leads to the old school room – an impressive vaulted room with painted beams, double aspect tall leaded light windows, parquet flooring, a Minstrels gallery and open fireplace with slate hearth. There is a lobby beside this room – which was the original entrance to the school for the children - with chequered tiled floor and lined with shelves creating a library area beside the second cloaks and store beyond. There is an additional “wing” on the south-eastern side of the house approached from the sitting room which provides a study and ground floor bedroom with en suite bathroom. This could be used as an annexe if required. The first floor provides a master suite of bedroom with two dormer windows and views of the garden and beyond, walk-in hanging cupboard and adjacent bathroom with oval ended bath set into a tiled surround and separate shower.

The main landing leads to the remaining bedrooms, the guest suite of bedroom with mullioned and transomed window overlooking the garden and paddock beyond, built-in wardrobes and en suite bathroom with mosaic tiles surrounding the bath and a walk-in shower. There are three further bedrooms and a family bathroom together with the Minstrels gallery overlooking the old school room.

Outside, The Old Church School is approached over a part shingle, part block paved drive to a detached and insulated garage block. This has been built to a high standard with cavity wall insulation, insulated roof, reinforced concrete slab and metal-lined timber doors, electric heating and has 4 bays in total, 3 being used for garaging and the fourth as a workshop/machine store with glazed sink and a rainwater harvesting tank for garden irrigation. Attached to the far end is a lean-to log store with leaded roof. The gardens surround the property and are mainly laid to lawn with a Yew hedge to the rear boundary and pond. There is a delightful sunken paved terrace adjoining the rear of the house and a side garden with area of hardstanding, timber shed, enclosed lawn with climbing roses, magnolia and clematis.

Viewing:

Strictly by appointment with Savills



The Old Church School, School Road, Saxon Street, Newmarket, CB8 9RY

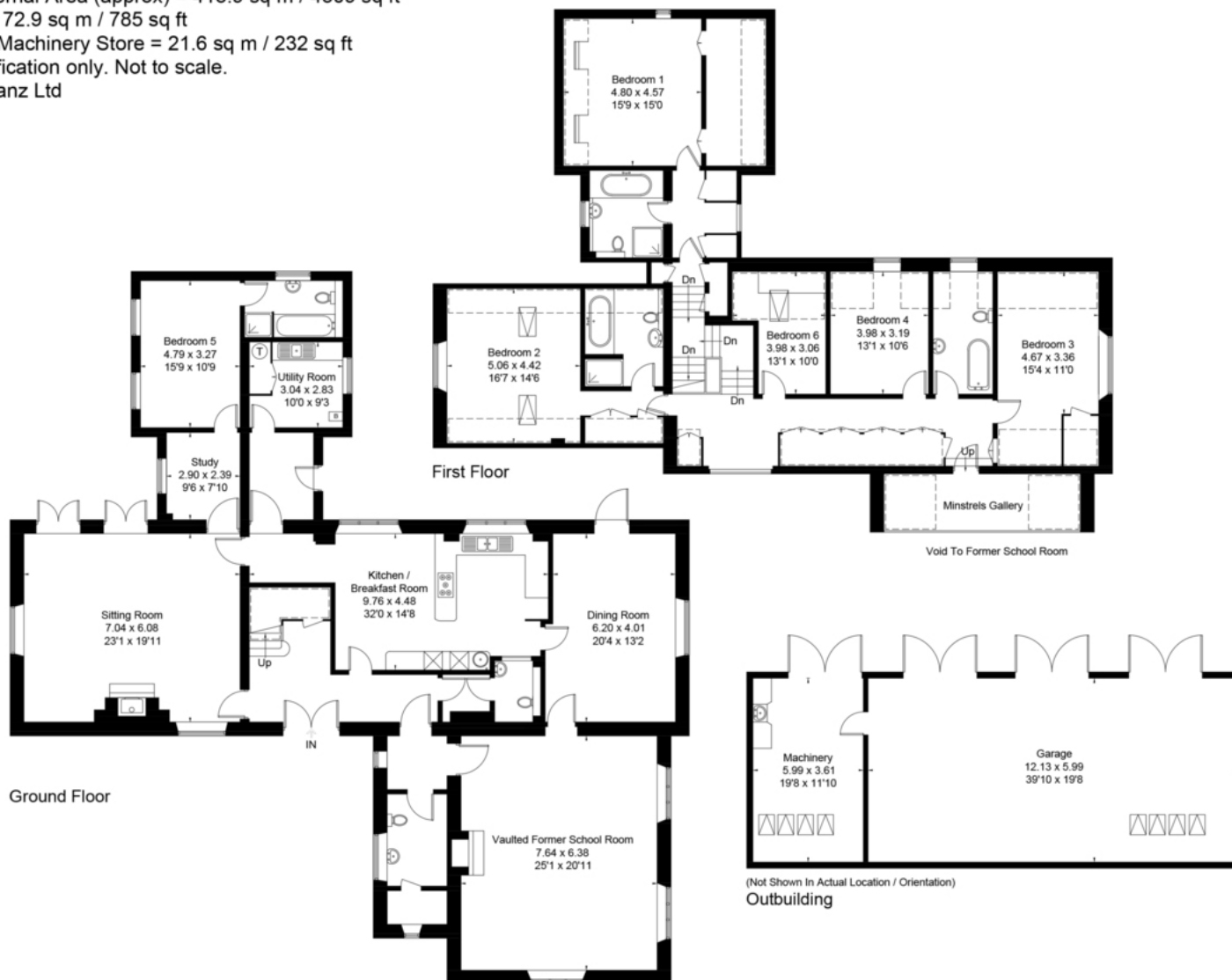
Gross Internal Area (approx) = 418.9 sq m / 4509 sq ft

Garage = 72.9 sq m / 785 sq ft

Garden / Machinery Store = 21.6 sq m / 232 sq ft

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	