



18 Oxford Street | Exning | Newmarket | CB8 7EW

Offers in region of £595,000 Freehold



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www.rah.co.uk



Property Description

A beautifully restored Victorian detached house, situated in the centre of the popular village of Exning with a large detached annexe

Entrance hall, sitting room, dining room, kitchen, utility, cloakroom, cellar, master bedroom with en suite, 4 further bedrooms, family bathroom. Detached annexe with sitting room/kitchen, bedroom and en suite. Gas fired radiator central heating, driveway parking, garden.

Newmarket 2.6 miles, Newmarket train station 3.3 miles (Cambridge 22 minutes, Stansted Airport 55 minutes, Kings Cross 80 minutes), Cambridge 12 miles, Bury St. Edmunds 17 miles.

Exning is a popular village set on the border between Cambridgeshire and Suffolk. The village itself offers a good range of local amenities including primary school, three public houses, post office and range of local shops. Nearby is the horseracing town of Newmarket offering a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities including health clubs, swimming pool and golf club. Exning is commutable to Cambridge and offers easy access to the A14 and A11 (M11).

18 Oxford Street is a beautifully presented large Victorian detached house of brick elevations under a slate roof. The property once stood as a public house named the Jolly Butchers and has been beautifully converted into a light and spacious 5 bedroom family home.

The property offers a modern well equipped kitchen with island unit and range of built in appliances, an impressive 30' sitting room with open gas fireplace. The property also benefits from a detached one bedroom annexe which is self contained and has a spacious sitting room/kitchen and first floor double bedroom with en suite.

GROUND FLOOR

ENTRANCE HALL

15' 10" x 3' 8" (4.83m x 1.12m) oak flooring, glazed front door, radiator

SITTING ROOM

30' 6" x 21' 4" (9.3m x 6.5m) narrowing to 15'11", oak flooring, open gas fire with decorative mantelpiece and surround and granite hearth, bay window and further window to front, 2 radiators

DINING ROOM

32' 3" x 10' 6" (9.83m x 3.2m) window to front, French doors to rear, oak flooring, 2 radiators, electric feature fireplace, opening to

KITCHEN

14' 11" x 14' 4" (4.55m x 4.37m) radiator, window to rear aspect, range of fitted wall and base units under worktops with inlaid one and a half bowl porcelain sink and mixer tap, double oven, five ring gas hob with extractor over, tiled splashbacks, fitted dishwasher and wine rack, island unit housing fridge/freezer

UTILITY

16' 10" x 10' 6" (5.13m x 3.2m) range of fitted units, inlaid stainless steel sink with mixer tap, velux window, radiator, window to rear, door to cellar

CLOAKROOM

low level wc, pedestal hand basin, two windows, radiator

CELLAR

21' 0" x 14' 8" (6.4m x 4.47m) accessed via turning staircase with storage cupboard housing gas fired boiler, pressurised water tank and window to rear. Window to front via lightwell, radiator, corner cupboard housing gas meter and fuse box

FIRST FLOOR

LANDING

23' 11" x 5' 3" (7.29m x 1.6m) window to side aspect, radiator, velux window

BEDROOM 1

15' 11" x 12' 4" (4.85m x 3.76m) built in wardrobe, two windows to front, two radiators, door to

EN SUITE

15' 11" x 8' 2" (4.85m x 2.49m) corner shower, roll top bath with mixer tap and shower attachment, two radiators, window to front and rear, vanity hand basin with cupboard under, low level wc

BEDROOM 2

15' 11" x 14' 5" (4.85m x 4.39m) built in wardrobe, two windows to front, radiator

BEDROOM 3

15' 11" x 9' 9" (4.85m x 2.97m) radiator, built in wardrobe, two windows to front

BEDROOM 4

14' 11" x 9' 9" (4.55m x 2.97m) radiator, window to rear, built in wardrobe, access to loft space

FAMILY BATHROOM

11' 1" x 8' 6" (3.38m x 2.59m) corner shower unit, roll top bath with mixer tap and shower attachment, pedestal hand basin, low level wc, radiator, window to rear

BEDROOM 5

11' 4" x 6' 5" (3.45m x 1.96m) radiator, window to rear

OUTSIDE

The rear garden is about 45'8" x 27'3" narrowing to 16'3" with mix of raised beds, paved and laid to lawn. Access to annexe. To the side is a paved driveway.

ANNEXE

GROUND FLOOR

SITTING ROOM/KITCHEN

24' 11" x 11' 10" (7.59m x 3.61m) electric fan heaters, double French doors to front, windows to front and rear, fitted kitchen with range of units including built in fridge/freezer, electric fan oven, electric hob, extractor over, tiled splashbacks, one and a half bowl inset stainless steel sink, built in washer dryer, spiral staircase leading to first floor

FIRST FLOOR

BEDROOM

19' 11" x 10' 6" (6.07m x 3.2m) with pitched roof, double doors to front, built in wardrobe, eaves storage, fan heater

EN SUITE

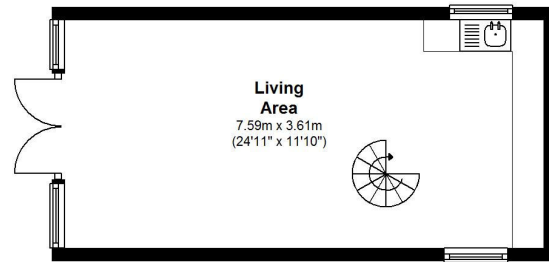
10' 6" x 5' 2" (3.2m x 1.57m) velux windows to front and back, pedestal basin, shower cubicle, low level wc, fan heater





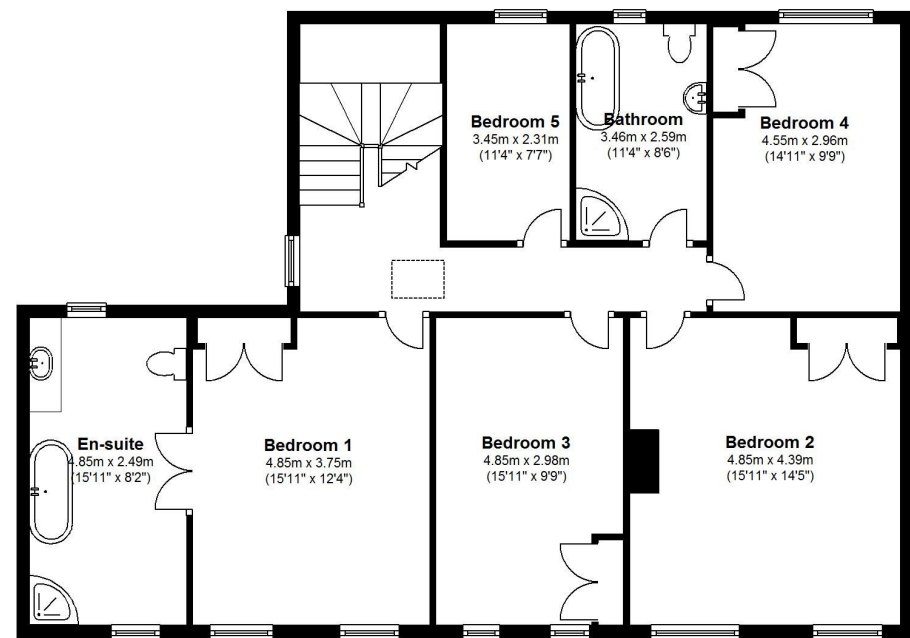
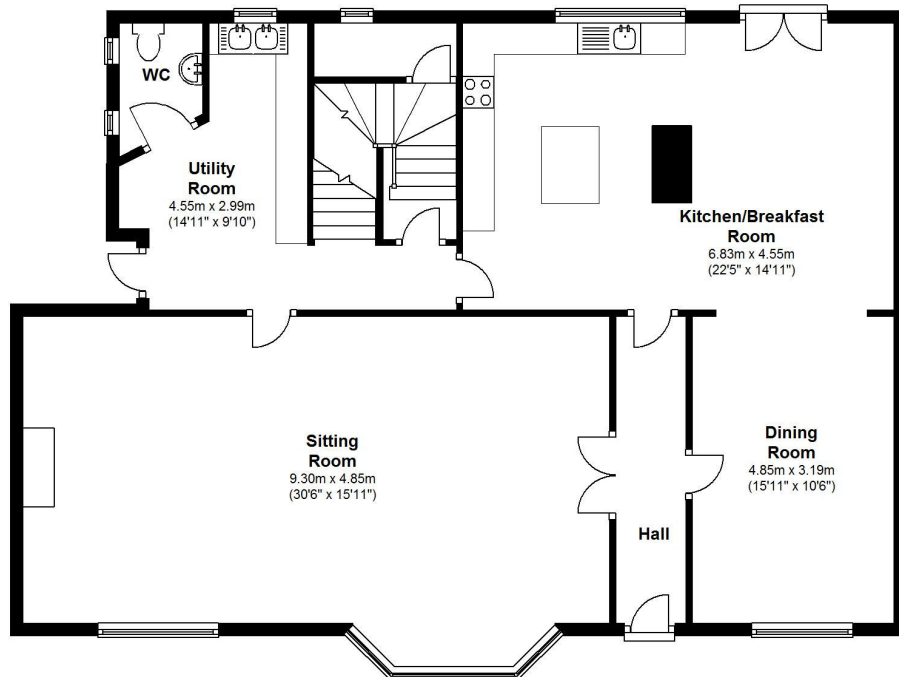
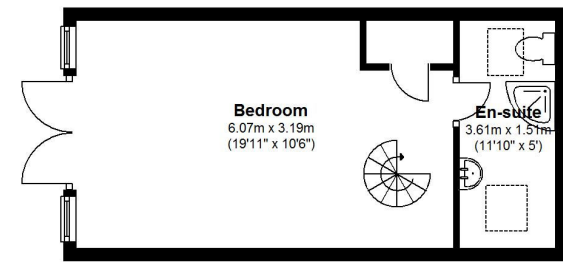
Ground Floor

Approx. 151.3 sq. metres (1628.4 sq. feet)

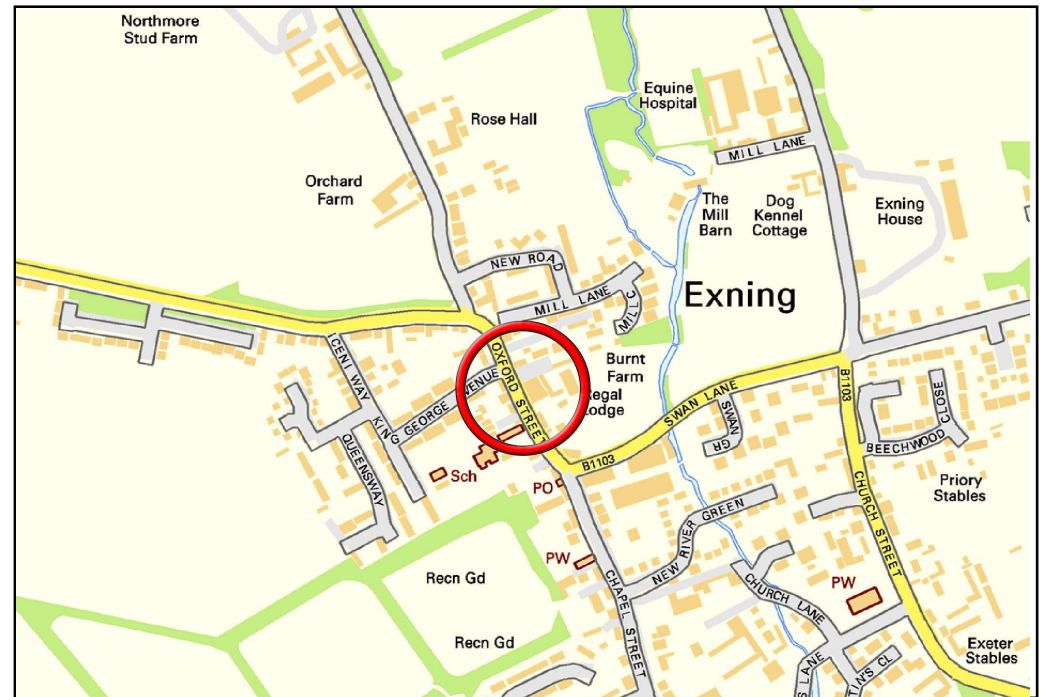
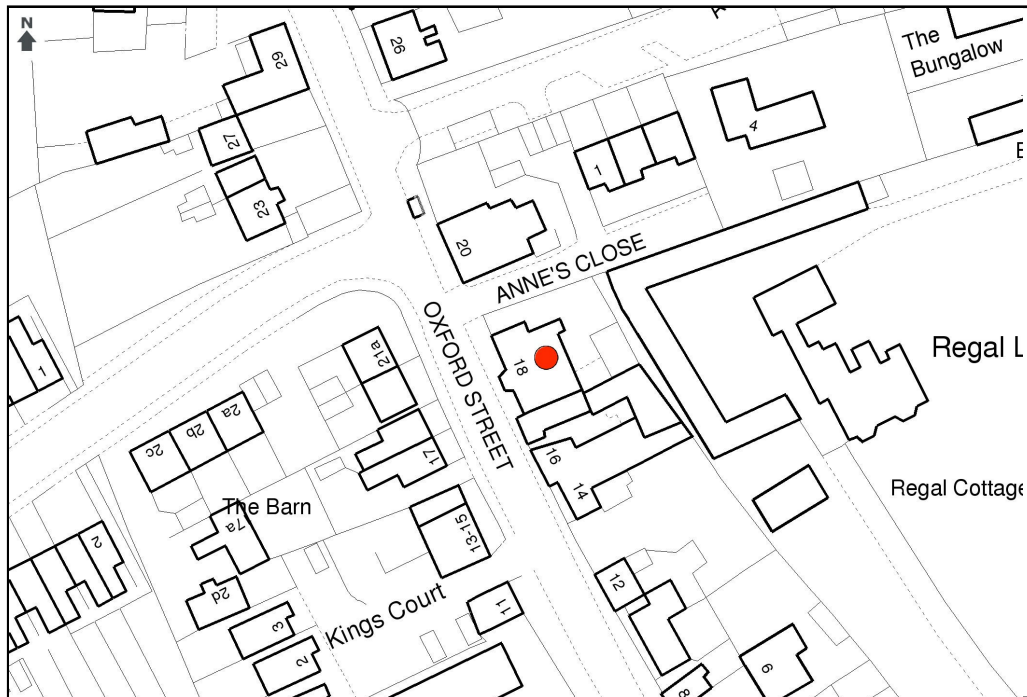


First Floor

Approx. 138.1 sq. metres (1486.0 sq. feet)



Total area: approx. 289.3 sq. metres (3114.4 sq. feet)



GENERAL INFORMATION

Postcode: CB8 7EW

Services

All mains services are connected to the property

Fixtures

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest

Statutory Authorities

St Edmundsbury Borough Council
Cambridgeshire County Council

Viewing

Strictly by appointment through the vendor's sole agents Redmayne Arnold and Harris

28/7/16 – OC/hc

Amended 25/10/16

Office Details

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These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.