



**The Old Farmhouse,  
Saxon Street**

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# The Old Farmhouse, 28 The Street, Saxon Street, CB8 9RU

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.

Believed to date back to the 17th century, The Old Farmhouse is a charming Grade II listed home situated in a sought-after village on the outskirts of Newmarket, enjoying a peaceful setting with attractive gardens and a good degree of privacy. The property retains a wealth of character features, including exposed beams and inglenook fireplaces, complemented by light and versatile accommodation arranged over two floors. Approached via a long driveway, the property further benefits from a triple garage, detached summer house and beautifully maintained gardens. Despite its rural setting, Newmarket and Dullingham railway stations are both within approximately 4 miles.

## A charming 17th-century farmhouse in a peaceful village setting near Newmarket.

### Ground Floor

**ENTRANCE PORCH** A welcoming entrance porch with window to the side aspect and brick flooring, setting the tone for the character found throughout the house.

**FAMILY ROOM** A versatile double aspect reception room, suited as a family room, playroom or occasional fourth bedroom.

**DINING ROOM** A characterful dining room centred around an inglenook-style fireplace with decorative stove, creating a warm and inviting atmosphere. Window to the side aspect.

**KITCHEN / BREAKFAST ROOM** A light and spacious double-aspect kitchen/breakfast room overlooking the gardens. Fitted with painted oak eye and base level units, complemented by a combination of oak and quartz worktop surfaces, together with a central island and breakfast bar. Further features include a butler sink and integrated appliances comprising a fridge/freezer and dishwasher.

**UTILITY ROOM** Fitted with storage units, work surfaces and sink/drainers, with space for appliances, oil-fired boiler and airing cupboard housing the hot water cylinder. Window to the rear aspect.

**LIVING ROOM** A superb triple aspect reception room with French doors opening onto the terrace and gardens beyond. Featuring an inglenook fireplace with log burner, this is a wonderful living space full of natural light and character.

**HALLWAY** Inner hallway with access to the rear garden and stairs rising to the first floor.

**CLOAKROOM** Fitted with WC, wash hand basin within vanity unit and window to the side aspect.

### First Floor

**LANDING** With window to the front aspect enjoying views across neighbouring paddocks.

**BEDROOM 1** A generous double bedroom with window to the side aspect.

**EN SUITE** Comprising bath, separate shower, WC, wash hand basin and bidet.

**BEDROOM 2** A bright double aspect double bedroom with large fitted cupboard.

**BEDROOM 3** Double bedroom overlooking the garden with fitted wardrobes.

**BATHROOM** Fitted with bath, separate shower, WC, wash hand basin and heated towel rail.

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## Outside

The Old Farmhouse is approached through double gates and a long gravel driveway providing parking for several vehicles alongside a detached triple garage.

The gardens are enclosed by mature hedging and laid predominantly to lawn, complemented by well-stocked borders and a variety of established plants, flowers and shrubs. A south-westerly terrace provides an ideal space for outdoor dining, whilst the detached summer house offers a peaceful place to relax and enjoy the surroundings.

**SERVICES** Underfloor heating to the ground floor and oil-fired central heating serving radiators to the upper floors. Mains water, electricity and drainage are connected. Please note that none of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND F.**

**EPC C**

**TENURE** Freehold.

**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** snow.petition.workflow

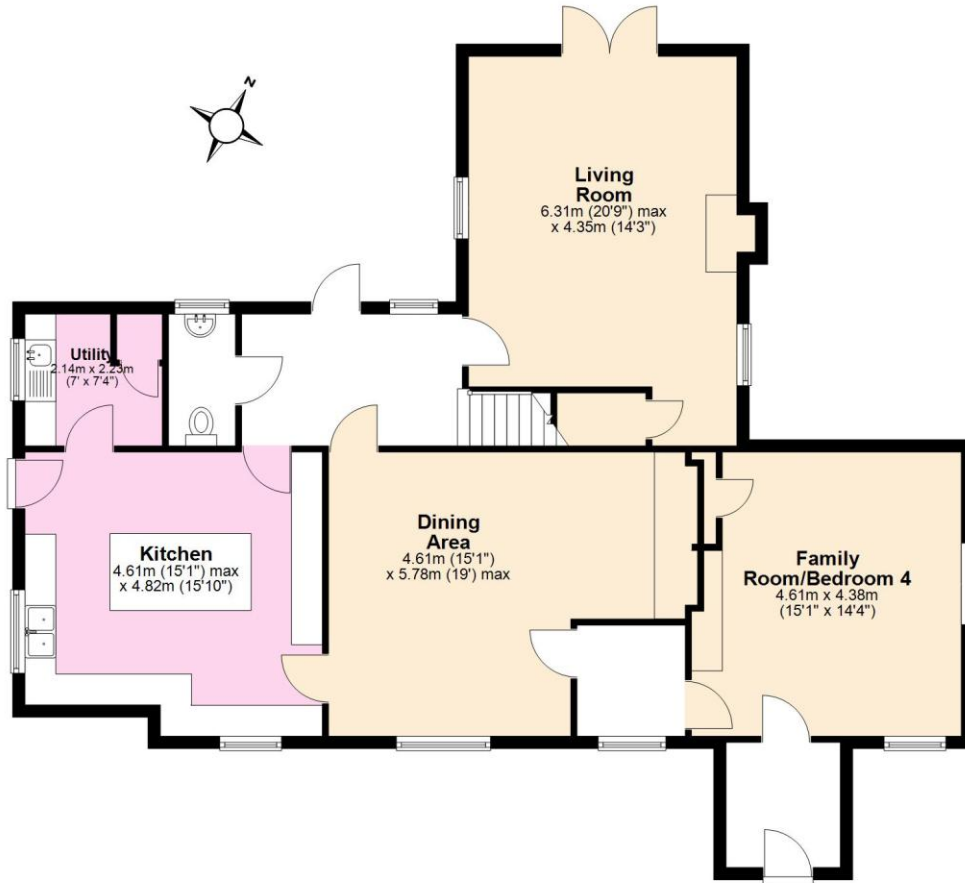
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.



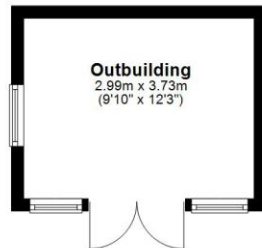
### Ground Floor

Approx. 116.7 sq. metres (1256.0 sq. feet)



### Outbuilding

Approx. 11.2 sq. metres (120.2 sq. feet)



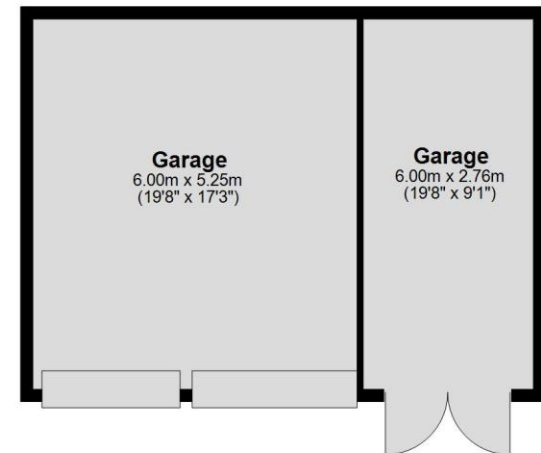
### First Floor

Approx. 82.9 sq. metres (892.5 sq. feet)



### Garage

Approx. 48.7 sq. metres (523.8 sq. feet)



Total area: approx. 259.4 sq. metres (2792.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

