



Saxon Close, Exning, CB8 7NS

**CHEFFINS**

## Saxon Close

Exning,  
CB8 7NS

4 1 3

Guide Price £850,000

- Detached Family Home
- 4 Bedrooms
- Kitchen/Breakfast Room
- 3 Reception Rooms
- Set in Grounds of approx. 1 Acre
- South Facing Private Rear Garden
- Large Driveway & Double Garage
- Office/Annexe Potential (stp)

An impressive detached family home occupying a private position on the edge of the highly sought-after and well-connected village of Exning. Set within approximately 1 acre of beautifully maintained grounds, the property offers in excess of 2,100 sq ft of versatile and spacious accommodation. The accommodation includes 4 bedrooms, a kitchen/breakfast room, 3 reception rooms and additional office space with annexe potential (stp). Further benefits include gated entrance, a double garage with extensive driveway parking and attractive wrap around gardens with a private South facing rear garden.





## LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

**ENTRANCE HALL**

with entrance door, stairs leading up to the first floor, under stairs cupboard,

**CLOAKROOM**

with a low level WC, vanity wash hand basin, radiator, double glazed window to the front aspect.

**DINING/FAMILY ROOM**

with a double glazed door leading onto the rear garden with two full length double glazed windows, a further window to the side aspect looking into conservatory, a radiator and double doors opening through to;

**LIVING ROOM**

A dual aspect room with a double glazed window to the front aspect and double glazed window to the side aspect, French doors opening into the conservatory, gas fire with marble surround.

**CONSERVATORY**

uPVC construction with half brick plinth, a vaulted ceiling, 2 skylight windows, ceiling fan, French doors opening onto the rear garden.

**KITCHEN/BREAKFAST ROOM**

The kitchen comprises a range of matching wall and base units with work surfaces over, 1.5 bowl sink, space and plumbing for appliances, double glazed window to the front aspect and a door leading into the utility room. Steps lead down to the open plan breakfast/dining area with a radiator, tiled flooring, glazed door and full length windows opening onto the rear garden and a window to the side aspect.

**UTILITY ROOM**

with a range of wall and base units with work surfaces over, 1.5 bowl sink, tiled splashbacks, tiled flooring, space and plumbing for appliances, part glazed door

to the rear garden, velux style window, steps leading down to the garage.

**FIRST FLOOR****LANDING**

with a velux style window, large airing cupboard, loft access.

**BEDROOM 1**

with a double glazed window overlooking the rear garden, double glazed window to the side aspect, built-in wardrobes.

**FAMILY BATHROOM**

with a large whirlpool style bath, low level WC, shower cubicle, vanity wash hand basin, built-in storage cupboard, 2 double glazed windows to the front aspect, radiator.

**BEDROOM 2**

with double glazed windows to the rear and side aspects, built-in wardrobes, radiator.

**BEDROOM 3**

with a double glazed window to the rear aspect, radiator, built-in wardrobes.

**BEDROOM 4**

with a radiator, double glazed window to the front aspect.

**OUTSIDE**

Accessed through double iron gates with brick pillars, the property opens onto an extensive block paved driveway providing ample parking for over 10 vehicles. An additional block paved parking area sits to the side of the property with attractive flower bed planters.

Set within approximately 1 acre of beautifully

maintained grounds, the gardens wrap around the property. The expansive South facing rear garden is mainly laid to lawn and features a variety of mature shrubs and well-stocked flower beds, enclosed by established hedgerows for a high degree of privacy. Additional features include a large greenhouse, a mature cherry tree and a paved seating terrace adjoining the conservatory. To the rear is a further area screened by mature conifer hedgerow.

**OFFICE**

A large room located at the back of the garage with part glazed door, large storage cupboard, radiator, double glazed window to the rear aspect.

A separate cloakroom with a low level WC, vanity wash hand basin and part glazed door to outside.

A great space with potential to convert into annexe accommodation, subject to the relevant permissions.

**DOUBLE GARAGE**

with an up and over electric roller door, power and light, eaves storage, double glazed window to the side aspect.

**WORKSHOP**

A large detached timber built workshop with power and light.

**SALES AGENTS NOTES**


For more information on this property, please refer to the Material Information Brochure on our website.









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



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - West Suffolk

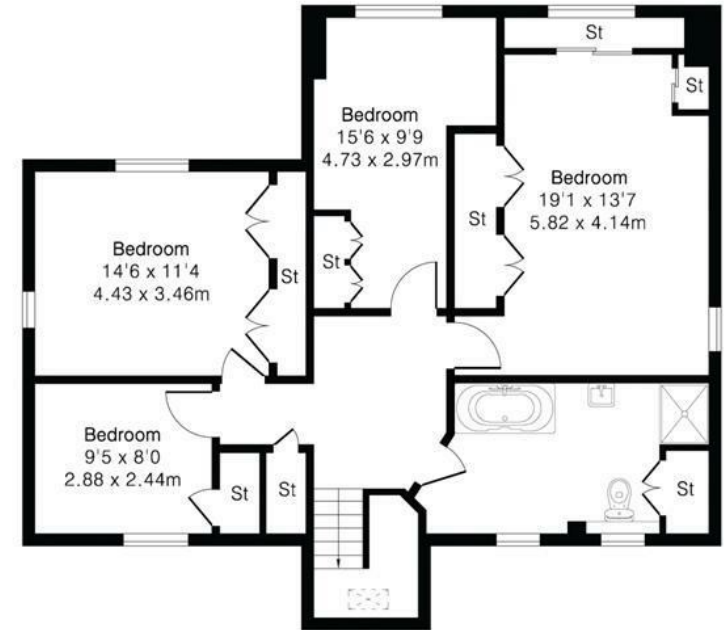
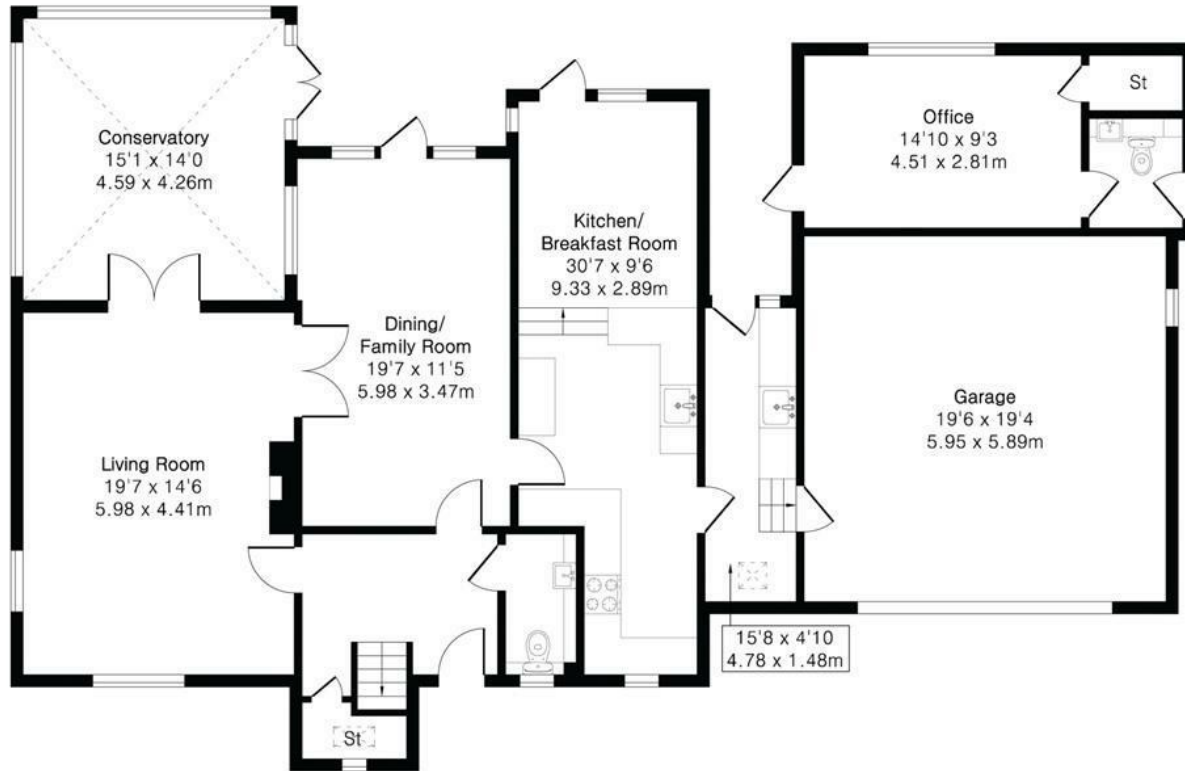


**Approximate Gross Internal Area 2127 sq ft - 198 sq m  
(Excluding Garage)**

Ground Floor Area 1233 sq ft – 115 sq m

First Floor Area 894 sq ft – 83 sq m

Garage Area 572 sq ft – 53 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

