



**School Road**  
**Saxon Street, CB8 9RY**  
**Offers In Excess Of £849,950**



## School Road, Saxon Street, CB8 9RY

A substantial, newly constructed, architect designed family home, occupying and enviable semi-rural position with delightful open paddock views to the front and rear.

Boasting spacious and versatile accommodation comprising an entrance hall, sitting room, living room, study, cloakroom, utility, pantry and stunning kitchen/dining/family room, large galleried landing leading to four double bedrooms, two en-suite shower rooms, the master with dressing room and a family bathroom.

Complete with deep frontage and generous rear garden with stunning views to the rear overlooking open fields.

Viewing is absolutely essential.

EPC (B)  
Council Tax Band (TBC)

### Accommodation Details:

With storm canopy over and fully glazed entrance door through to the:

#### Entrance Hall

With storage cupboard, staircase rising to the first floor and door through to the:

#### Kitchen/Dining/Family Room 30'4" x 19'6" (9.27 x 5.95)

Modern fitted kitchen with a range of both eye and base level storage units and working surfaces over, undermounted ceramic sink with mixer tap, kitchen island, integrated appliances to include a double oven, electric hob with extractor hood above, fridge, freezer and dishwasher. Laid wooden flooring, windows to

the side aspects, glass roof light and bi-folding doors out to the the rear garden.

#### Living Room 19'7" x 13'7" (5.99 x 4.15)

Generous sized living room with featured exposed bricked fireplace and wooden mantle, TV connection point, laid wooden flooring, window to the front aspect and bi-folding doors out to the rear garden.

#### Sitting Room 14'4" x 13'5" (4.38 x 4.10)

Spacious sitting room with windows to the front and side aspect.

#### Study 11'5" x 6'5" (3.49 x 1.97 )

With window to the rear aspect.

#### Utility Room 14'7" x 8'11" (4.47 x 2.74)

Fitted with storage units and working surfaces over, sink, space for washing machine and tumble dryer, pantry and window to the side aspect.

#### WC

With low level WC and wash basin with vanity drawers under.

#### First Floor Landing

Gallery landing with access to loft space, storage cupboard and window to the front aspect.

#### Bedroom 1 19'8" x 11'8" (6.00 x 3.57)

Double bedroom with Juliet balcony door looking over the rear garden and door through to the:

#### Dressing Room 6'6" x 5'6" (2.00 x 1.70)

With door through to the:

#### Ensuite 8'6" x 7'1" (2.60 x 2.16)

Three piece suite comprising of a low level WC, wash basin with vanity drawers under, walk-in shower with rainfall shower head, tiled flooring and obscured window to the rear aspect.

#### Bedroom 2 19'6" x 13'5" (5.95 x 4.10 )

Double bedroom with large window to the front aspect and side bay window.

#### Bedroom 3 13'9" x 10'8" (4.20 x 3.26)

Double bedroom with window to the front aspect and door through to the:

#### Ensuite 10'10" x 5'6" (3.32 x 1.70)

Three piece suite comprising of a low level WC, wash basin with vanity drawers under, walk-in shower with rainfall shower head, tiled flooring and obscured window to the rear aspect.

#### Bedroom 4 13'9" x 9'1" (4.21 x 2.77)

Double bedroom with window to the side aspect.

#### Bathroom 13'9" x 7'3" (4.21 x 2.23)

Luxury three piece fitted bathroom with low level WC, wash basin with vanity drawers under, free standing bath with a shower attachment, tiled flooring and Velux window.

#### Outside - Rear

Generous sized rear garden backing on the beautiful views of the open fields, borders with newly planted shrubs and sizeable patio area with outdoor lighting.

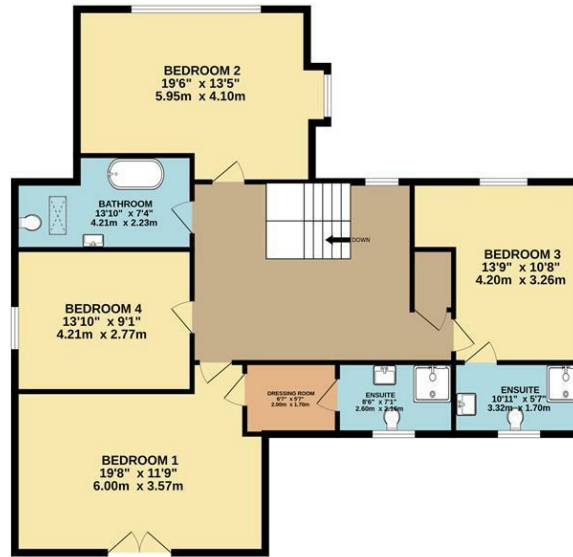
#### Outside - Front

Extensive laid to shingle driveway proving ample parking, newly planted shrubs, outdoor lighting and side access through to the rear garden.

GROUND FLOOR  
1479 sq.ft. (137.4 sq.m.) approx.



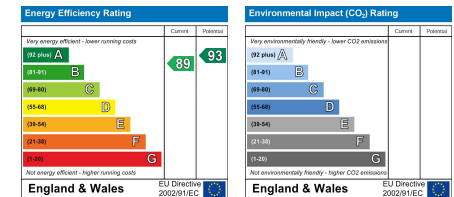
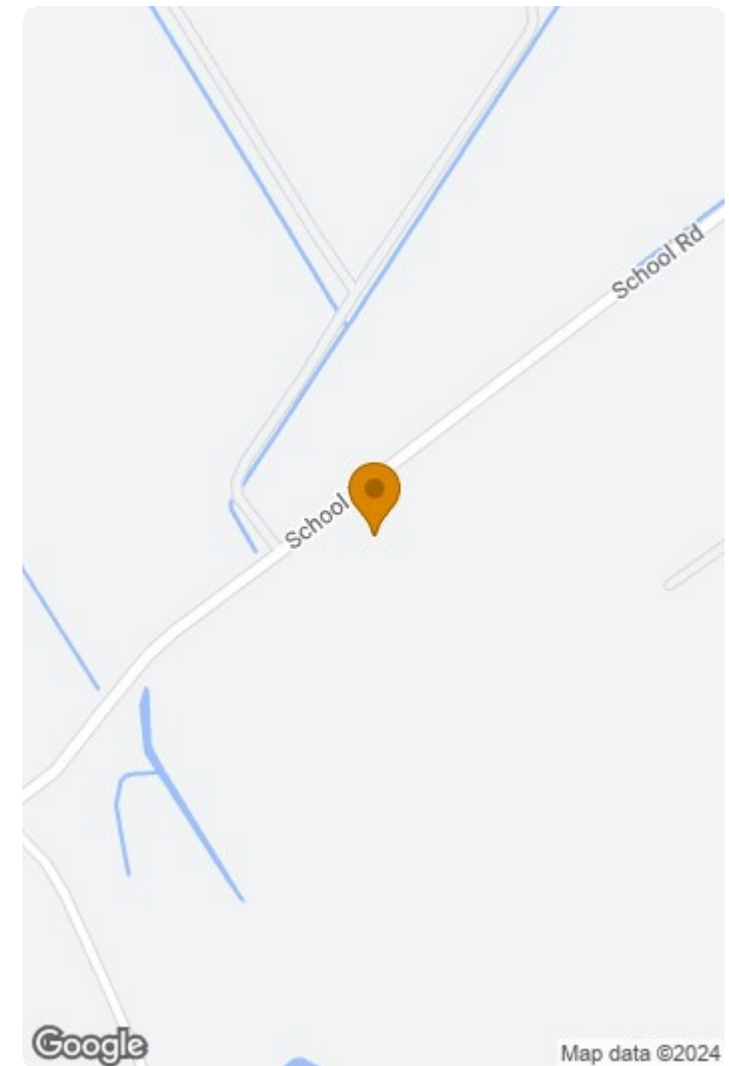
1ST FLOOR  
1306 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 2785 sq.ft. (258.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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