

FAIRFIELDS, CHURCH STREET,
ASHLEY, NEWMARKET, CB8 9DY



Computer generated image

A superb development of just 16 village homes, set around an attractive courtyard with countryside views and generous gardens.

Newmarket 4 miles, Cambridge 16 miles, Bury St Edmunds 10 miles (distances are approximate).

Location

The Fairfields development is located to the north of Church Street and occupies a location on the edge of the village of Ashley, near Newmarket.

Ashley is located between Newmarket (4 miles), Bury St Edmunds (12 miles) and East of Cambridge (17 miles).

The village itself has a long history with an entry in The Domesday Book of 1086. Ashley is a small village in a pleasant setting adjacent to the Suffolk boundary and has close ties to Newmarket. It has a clearly defined centre associated with a pond and the point where the road from Newmarket reached the top of the chalk ridge. The older core of attractive flint buildings is covered by a conservation area.

Facilities in the village include a post office, church, public hall, public house, restaurant and sports field. The village has a regular bus service which runs to Newmarket.

The site formed part of the Fairhaven Trust Estate based at Kirtling Towers nearby and is being developed by a partnership between the Fairhaven Trust and Highland Property Ltd.

Description

Fairfields is a superb collection of homes thoughtfully put together by high quality developer, Highland Ltd and working in partnership with the Fairhaven Trust.

The homes have been sympathetically laid out around the courtyard and will enjoy a landscaped entrance into the development and countryside views. The homes provide a mix of 2, 4 and 5 bedrooms and all are finished to a superb specification.

Property Highlights

- Historic village setting
- Energy efficient homes with air source heat pumps providing hot water and heating
- EV charging points
- Underfloor heating to ground floors and radiators on upper floors
- Conveniently located for Newmarket, Bury St Edmunds and Cambridge
- Many village amenities including post office, public house, restaurant, church, sports field and community hall
- Stylish kitchens with shaker style cabinets and integrated Bosch appliances
- Contemporary bathrooms with Roca sanitaryware, Vado brassware and Porcelanosa tiling, vanity units and illuminated mirrors
- Flooring throughout with wood-effect flooring to living areas and carpets to bedrooms
- Mains powered smoke alarms
- 10 year warranty

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NEWMARKET, CB8 9DY**



Note: Images have been digitally enhanced by AI as an example of the final finish

No 16

5 bedrooms

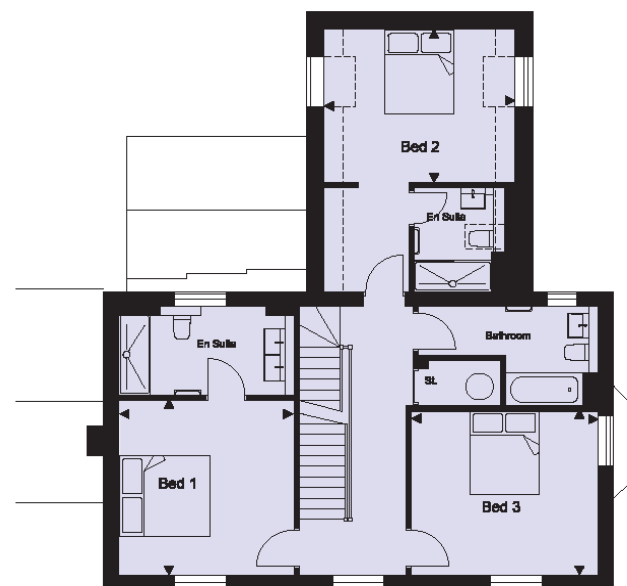
245.6 sq m (2,644 sq

Predicted EPC Rating: C

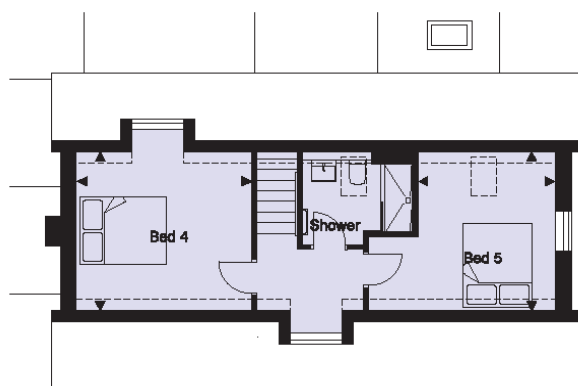
Estimated Council Tax Band: ??? (£???? 2026/2027)



Ground Floor



First Floor



Second Floor



Living Room	6.93m x 4.21m	19'5" x 13'10"
Dining Room	6.00m x 3.92m	19'11" x 12'10"
Conservatory	3.72m x 3.26m	12'2" x 10'8"
Kitchen	6.07m x 3.79m	19'11" x 12'5"
Utility	3.54m x 3.35m	11'7" x 11'0"
Bedroom 1	3.97m x 3.88m	13'0" x 12'9"
Bedroom 2	4.21m x 3.49m	13'10" x 12'2"
Bedroom 3	4.13m x 3.72m	13'7" x 11'10"
Bedroom 4	3.88m x 3.60m	12'9" x 11'10"
Bedroom 5	4.13m x 3.60m	13'7" x 11'10"

No 15

4 bedrooms
255.5 sq m (2,748 sq ft)

Predicted EPC Rating: C
Estimated Council Tax Band??? (£???? 2026/2027)



Ground Floor



First Floor

Living Room	7.41m x 3.71m	24'4" x 12'2"
Dining/Kitchen	7.41m 6.53m	22'4" x 21'5"
Home office	4.48m x 2.70m	14'6" 8'10"
Utility	5.50m x 2.53m	18'3" x 8'4"
Utility platform	3.54m x 2.6m	11'7" x 8'6"
Bedroom 1	5.31m x 3.59m	17'5" x 11'9"
Dressing	2.00mx 1.43m	6'7" x 4'8"
Bedroom 2	4.98m x 3.37m	16'4" x 11'1"
Bedroom 3	4.68m x 3.81m	15'4" x 12'6"
Bedroom 4	3.95m x 2.90m	12'12" x 9'6"

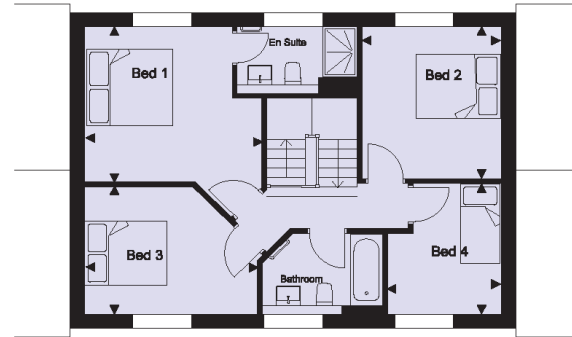
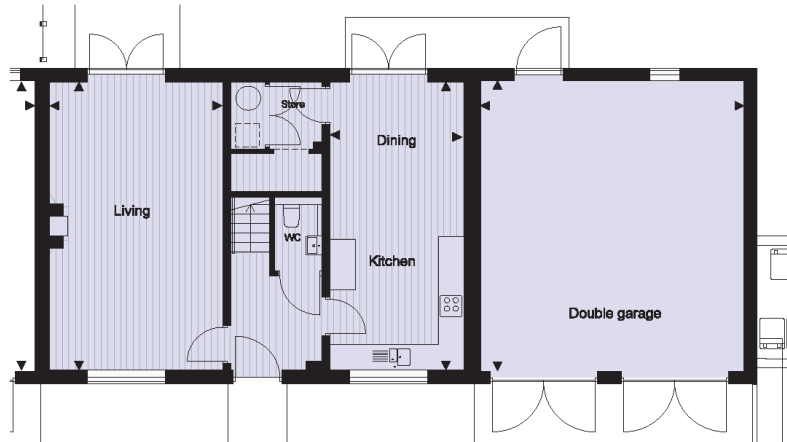
No 14

4 bedrooms

130.2 sq m (1,401 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band??? (£???? 2026/2027)



Living Room	6.74m x 4.11m	22'1" x 13'6"
Dining/Kitchen	6.74m x 3.15m	22'1" x 10'4"
Bedroom 1	4.11m x 3.59m	13'6" x 11'9"
Bedroom 2	3.54m x 3.24m	11'7" x 10'8"
Bedroom 3	4.02m x 3.04m	13'2" x 10'0"
Bedroom 4	3.09m x 2.66m	10'2" x 8'9"

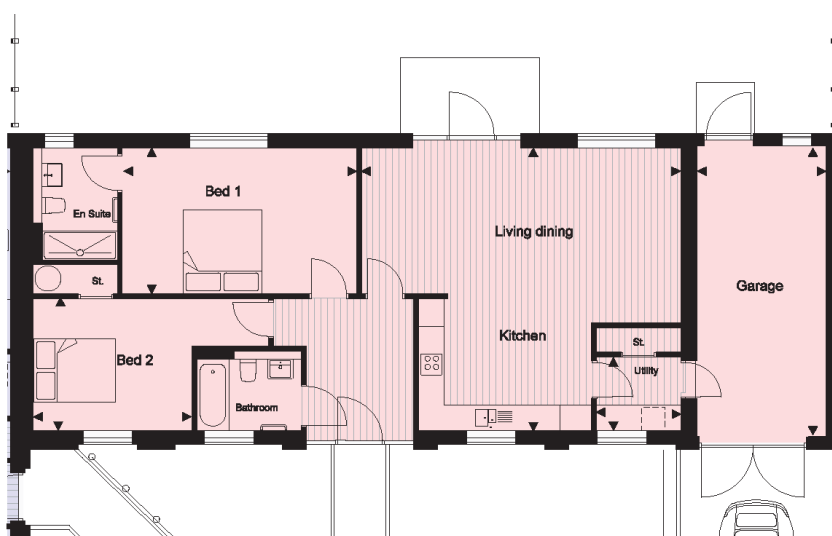
No 13

2 bedrooms

101.9 sq m (1,097 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band??? (£???? 2026/2027)



Living/Dining/Kitchen	7.41m x 6.73m	24'4" x 22'1"
Utility	1.92m x 1.71m	6'4" x 5'7"
Bedroom 1	5.73m x 3.52m	18'10" x 11'7"
Bedroom 2	3.96m x 3.15m	12'1" x 10'4"



No 12

2 bedrooms

103.5 sq m (1,114 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band??? (£???? 2026/2027)



Living/Dining/Kitchen	7.60m x 6.73m	24'11" x 22'1"
Utility	1.88m x 1.50m	6'2" x 4'11"
Bedroom 1	5.41m x 3.52m	17'9" x 11'7"
Bedroom 2	3.84m x 3.53m	12'7" x 11'7"

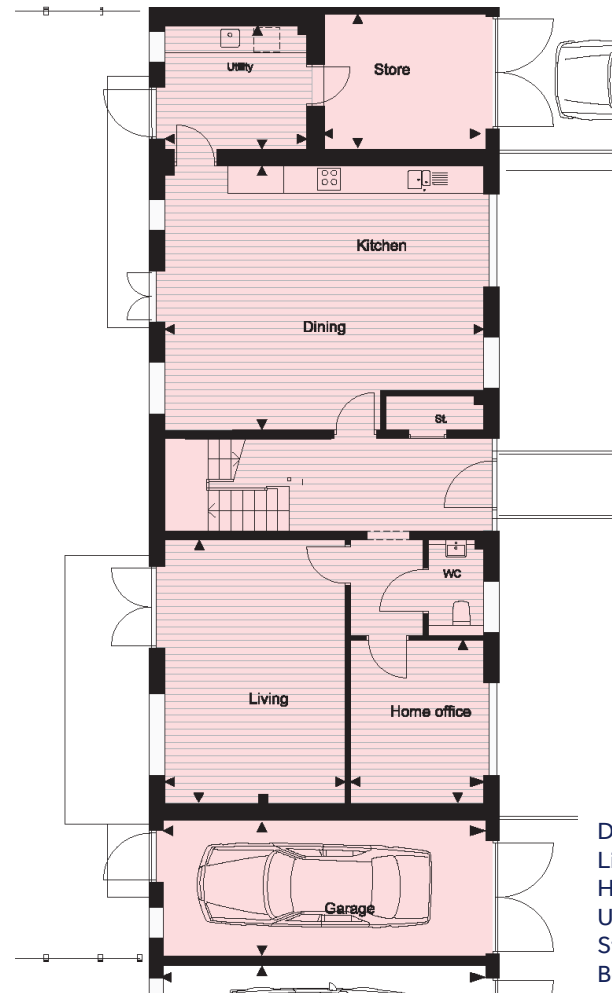
No 11

4 bedrooms

200.4 sq m (2,157 sq ft)

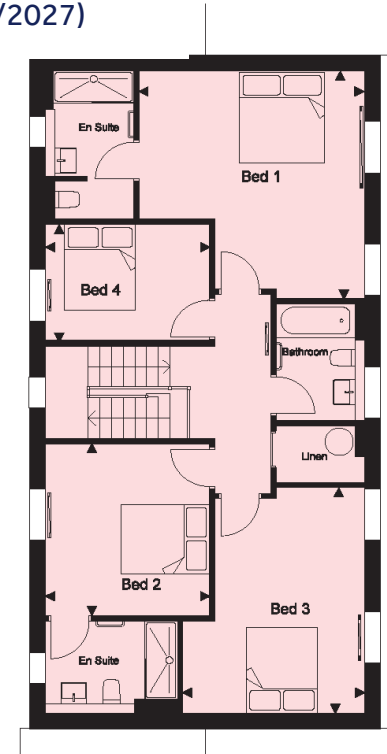
Predicted EPC Rating: C

Estimated Council Tax Band??? (£???? 2026/2027)



Ground Floor

Dining/Kitchen	6.63m x 5.83m	21'9" x 19'2"
Living Room	5.83m x 3.83m	19'2" x 12'7"
Home office	3.59m x 2.7m	11'9" x 8'10"
Utility	3.00m x 2.7m	9'10" x 8'10"
Store	3.00m x 2.73m	9'10" x 8'11"
Bedroom 1	4.97m x 4.63m	16'4" x 15'2"
Bedroom 2	3.84m x 3.38m	12'7" x 11'1"
Bedroom 3	4.92m x 3.85m	16'2" x 12'8"
Bedroom 4	3.38m x 2.53m	11'1" x 8'4"



First Floor

No 10

2 bedrooms

102.9 sq m (1,108 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band: ?? (£???? 2026/2027)



Living/Dining/Kitchen	7.82m x 6.66m	25'8" x 21'9"
Utility	1.83m x 1.80m	6'0" x 5'11"
Bedroom 1	5.17m x 3.43m	17'0" x 11'3"
Bedroom 2	4.27m x 4.70m	14'0" x 15'5"

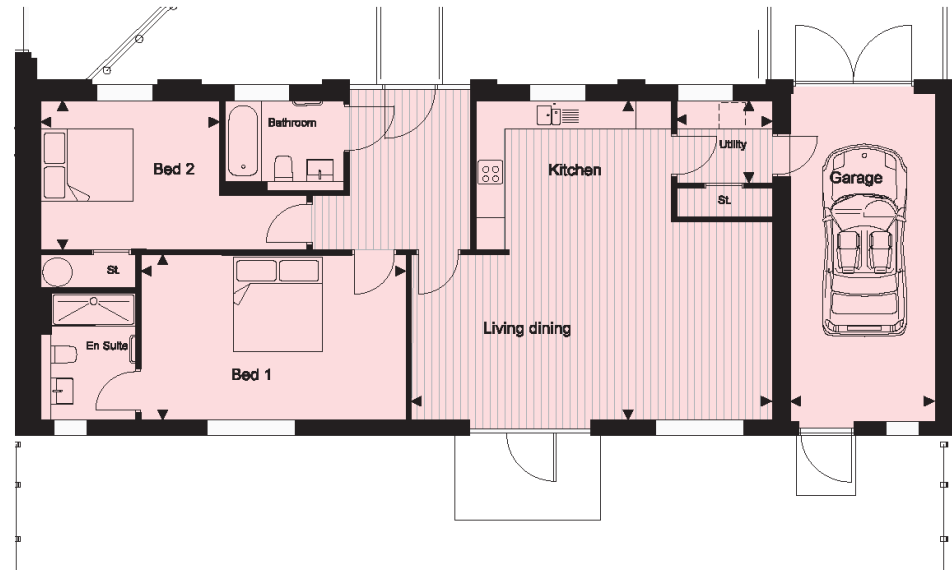
No 9

2 bedrooms

102.3 sq m (1,101 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band: ?? (£???? 2026/2027)



Living/Dining/Kitchen	7.35m x 6.63m	24'1" x 21'9"
Utility	1.83m x 1.80m	6'0" x 5'11"
Bedroom 1	5.73m x 3.43m	18'0" x 11'3"
Bedroom 2	3.96m x 3.70m	12'12 x 12'2"



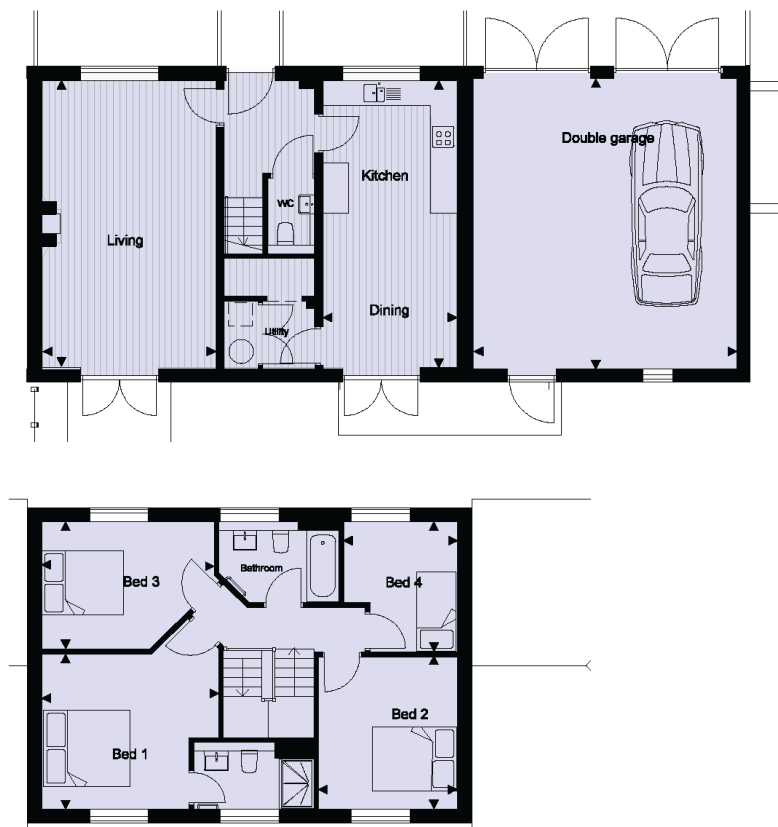
No 8

4 bedrooms

130.2 sq m (1,401 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band: ?? (£???? 2026/2027)



Living Room	6.74m x 4.11m	22'1" x 13'6"
Dining/Kitchen	6.74m x 3.15m	22'1" x 10'4"
Bedroom 1	4.11m x 3.59m	13'6" x 11'9"
Bedroom 2	3.54m x 3.24m	11'7" x 10'8"
Bedroom 3	4.02m x 3.04m	13'2" x 10'0"
Bedroom 4	3.09m x 2.66m	10'2" x 8'9"

No 7

2 bedrooms

119.2 sq m (1,283 sq ft)

Predicted EPC Rating: C

Estimated Council Tax Band: ?? (£???? 2026/2027)



Living/Dining/Kitchen	10.45m x 4.35m	34'3" x 14'3"
Utility	2.40m x 1.85m	7'10" x 6'1"
Bedroom 1	4.38m x 4.28m	14'4" x 14'1"
Bedroom 2	4.73m x 4.28m	15'6" x 14'1"



Kitchen & Utility

- Shaker style painted doors to cabinets with soft closing drawers, manufactured in the UK. Choice of colours for off-plan purchasers (subject to build stage)
- Selection of wall cupboards with integral LED lighting under
- 20mm quartz worktops with matching 100mm upstand and splashback to hob
- 1 & 1/2 bowl under slung stainless steel sink with monoblock tap
- Selected utility rooms to have stainless steel sink and drainer and tap
- Bosch integrated multi-function electric fan oven
- Bosch integrated 44 litre 900w combi-microwave
- Bosch 4 ring touch control hob
- Bosch silver metallic extractor hood with integral light
- Bosch integrated full height fridge/freezer
- Bosch integrated 12 place dishwasher

Bathrooms and Ensuites

- Contemporary white Roca sanitaryware
- 2 drawer vanity units under ensuite and bathroom basins
- Chrome plated Vado brassware
- Over-bath shower with clear screen to bathrooms
- Frameless glass screen to low profile shower with rainshower and hand shower to all ensuites

- Chrome plated heated towel rails (white to Plots 1 to 6)
- Basin mirrors with integrated light
- Porcelanosa large format ceramic floor tiling to bathrooms and ensuites
- Porcelanosa large format ceramic wall tiling to 2100mm above floor to showers and baths
- Tiled backing to WC and basin ducts with quartz top to bed 1 ensuites
- Tiled splashback to basins

Internal finishes

- Brushed chrome effect window and door ironmongery
- Porcelanosa wood effect vinyl strip floor to entrance halls, living/dining rooms, kitchens, cloakrooms and utility rooms
- Manx Tomkinson 80/20 wool mix 40oz broadloom carpet to bedrooms and stairs
- Oak veneered feature doors to rooms; white painted doors to stores
- Choice of wall colours for off-plan purchasers (subject to build stage)

Electrical fittings

- Contemporary white plastic switches and sockets throughout with USB ports to key locations
- Pendant lights with wall light points to living rooms and bed 1
- External lighting to front door and rear terraces; inset downlights to kitchens, bathrooms and ensuites
- Digital TV aerial sockets and cabling

- Data points provided to living areas and bed 1
- Capped off electrics for car charging point

Services

- High efficiency air source heat pump heating and hot water
- Underfloor heating to ground floors
- Contemporary flat panel radiators to upper floors
- Utility/store rooms plumbed for washing machines

Security and piece of mind

- Mains-powered smoke alarms
- Multi-point locking front door
- 10 year warranty cover
- Private estate road

Other

- All properties freehold with shared private estate road
- Paved terrace to rear of all properties



Additional Information

Local Authority

East Cambridgeshire District Council

Services

Mains electricity, water and drainage are connected to the properties.
Heating and hot water is supplied by air source heat pump.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The properties are for sale freehold with vacant possession on completion.

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Brochure prepared: June 2026

Enquiries

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