



High Rougham, Rougham, Bury St. Edmunds, Suffolk, IP30 9LN

**MARK · EWIN**  
BURY ST EDMUNDS

High Rougham, Rougham, Bury St. Edmunds, Suffolk, IP30 9LN

Located in the village of Rougham is this four-bedroom flint cottage with delightful field views and gardens.

The accommodation on the ground floor comprises of an entrance porch, reception room with stairs leading to the first floor and a brick fireplace. Leading off is a good sized dining room also with a brick fireplace. There is a convenient cloakroom, kitchen/breakfast room and spacious sitting room with doors leading into the garden and a wood burner. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, hob and extractor.

Moving to the first floor, there are four bedrooms, the principal benefits from an ensuite shower room and Juliet balcony. The fourth bedroom also benefits from built-in cupboards. The family bathroom completes the accommodation on offer.

Outside, parking is offered via a large driveway and garage. At the rear of a garage is a study which provides an ideal work from home space. The gardens are mainly laid to lawn with various mature shrubs and trees and a picturesque outlook over the fields.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric & Water. Heating via Oil fired central heating. Drainage TBC.

(Please note that none of these services have been tested by the selling agent.)



### Directions

Travelling along the A14 leave at Junction 45, at the roundabout take your first left, passing under the A14 heading along Stow Lane, at the end of the road turn left heading into Blackthorpe along Almshouse Road, turn left onto Church Lane passing the Primary School and turn right onto New Road heading into the village of Rougham. Turn left at the T junction where the Bennetts Arms pub is and continue along this road and the property can be found on your right hand side.

### Location

Rougham village lies just south of the A14 and offers a post office/village shop and a pub/restaurant and nearby Bury St Edmunds offers a full array of recreational, shopping and educational facilities.

**MARK·EWIN**  
BURY ST EDMUNDS

**Accommodation:**

Porch 9' 2" x 6' 2" (2.79m x 1.89m)

Reception Room 12' 0" x 11' 9" (3.67m x 3.59m)

Dining Room 12' 1" x 11' 11" (3.68m x 3.63m)

Kitchen/Breakfast Room 17' 6" x 12' 5" (5.33m x 3.78m)

Sitting Room 17' 10" x 12' 8" (5.44m x 3.85m)

Cloakroom 3' 3" x 6' 8" (0.98m x 2.04m)

Bedroom One 17' 10" x 12' 8" (5.44m reducing to 3.54m x 3.87m reducing to 1.29m)

Ensuite 7' 2" x 5' 10" (2.18m x 1.79m)

Bedroom Two 12' 1" x 12' 0" (3.69m reducing to 3.31m x 3.65m)

Bedroom Three 11' 8" x 8' 10" (3.55m x 2.68m)

Bedroom Four 8' 4" x 8' 1" (2.54m x 2.47m reducing to 2.42m)

Bathroom 8' 11" x 8' 4" (2.71m x 2.53m)

Driveway

Gardens

Garage 13' 11" x 10' 3" (4.24m x 3.12m)

Study 11' 2" x 6' 3" (3.40m x 1.90m)

**Additional Information:**

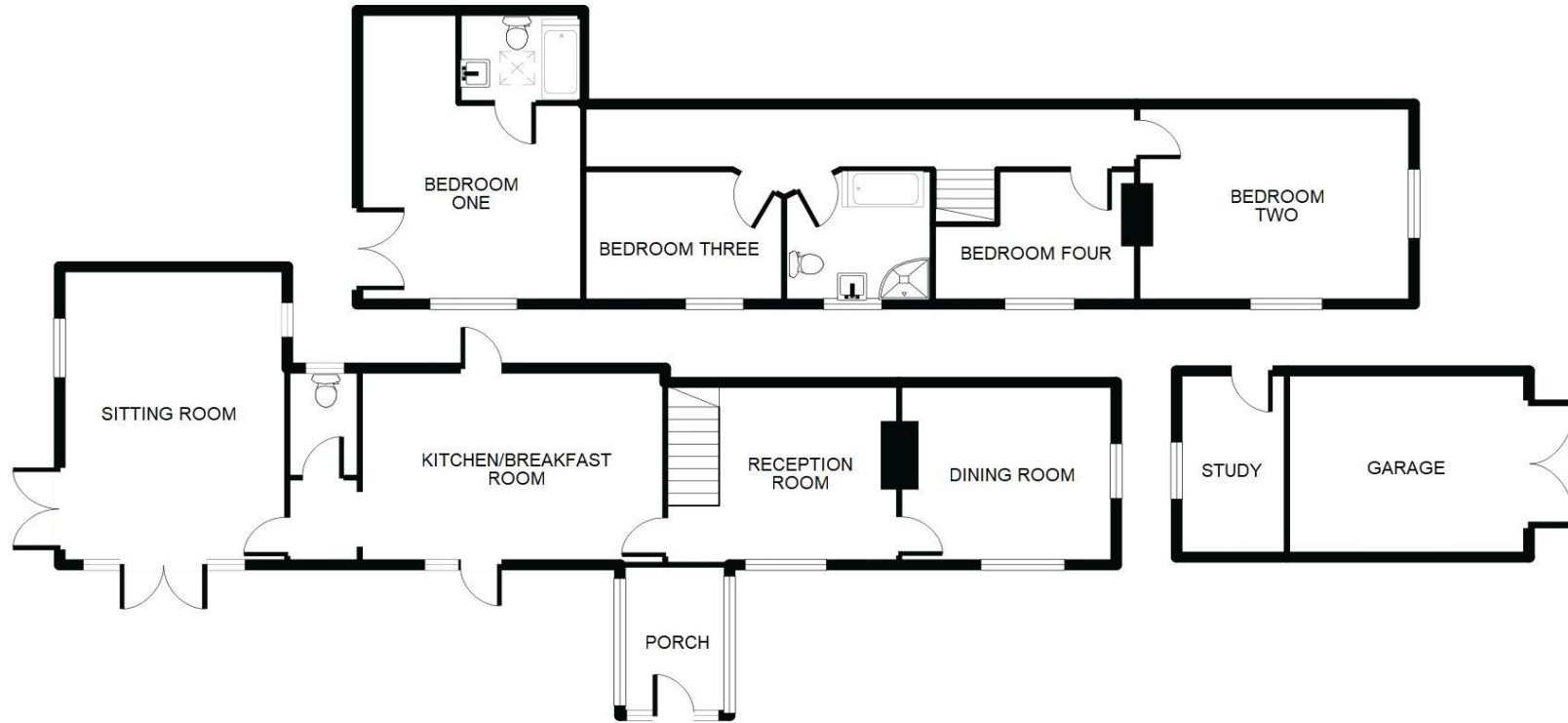
Council Tax Band: E

EPC Rating: E

Tenure: Freehold

£575,000  
Freehold





For identification only. (Not to scale)  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

