



Old Hall Meadow, Rattlesden, Bury St. Edmunds, Suffolk, IP30 0QZ

**MARK · EWIN**  
BURY ST EDMUNDS

A charming and substantial four bedroom detached house located in the popular village of Rattlesden with off road parking and garage.

The property on the ground floor comprises entrance hall, cloakroom, study, sitting room, utility room, and an open plan kitchen/dining/family room completes the ground floor accommodation. On the first floor, there are four bedrooms and a family bathroom, with main bedroom benefitting from an ensuite. The property also benefits from a new oil boiler installed in November 2023.

Outside, the property offers a sweeping gravel driveway providing ample off road parking, an integral garage and a lawn area to the side. The rear garden is mainly laid to lawn and benefits from shrubs and trees. The rear garden is enclosed by fencing.

#### Additional Information:

Tenure: Freehold

Mobile Coverage: EE, Three, O2 & Vodafone are listed as 'Likely' in this area. (Source Ofcom)  
Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric, Water and drainage.  
Heating via Oil central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Leaving Bury St Edmunds on the A14 heading east bound. Take the exit signposted to Woolpit and follow the sign posts for Rattlesden through Woolpit Green. From Green Road Turn right onto Lower Road and then immediately right again onto the High Street, carry on down the High Street and then turn right onto Old Hall Meadow, the property can then be found near the end of the road on the right hand side.

#### Location

The village of Rattlesden has a range of local amenities include village stores/post office, primary school, church and two village inns. Rattlesden is approximately nine miles south east of the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

## Accommodation:

Entrance Hall

Sitting Room 17' 8" x 18' 4" (5.38m x 5.58m)

Study 9' 9" x 11' 10" (2.98m x 3.60m)

Kitchen/Dining/Family Room 22' 3" x 24' 8" (6.79m Max x 7.53m Max)

Utility 5' 1" x 13' 6" (1.56m x 4.12m)

Cloakroom 8' 4" x 3' 2" (2.55m x 0.96m)

Integral Garage 16' 6" x 13' 6" (5.03m x 4.11m Max)

First Floor Landing

Bedroom One 17' 9" x 17' 1" (5.42m x 5.20m)

Ensuite 6' 3" x 8' 5" (1.90m x 2.56m)

Bedroom Two 14' 1" x 11' 9" (4.30m Max x 3.57m)

Bedroom Three 7' 3" x 13' 7" (2.21m x 4.14m)

Bedroom Four 7' 3" x 10' 1" (2.20m x 3.08m)

Family Bathroom 9' 2" x 5' 11" (2.79m x 1.80m)

## Additional Information:

Council Tax Band: F

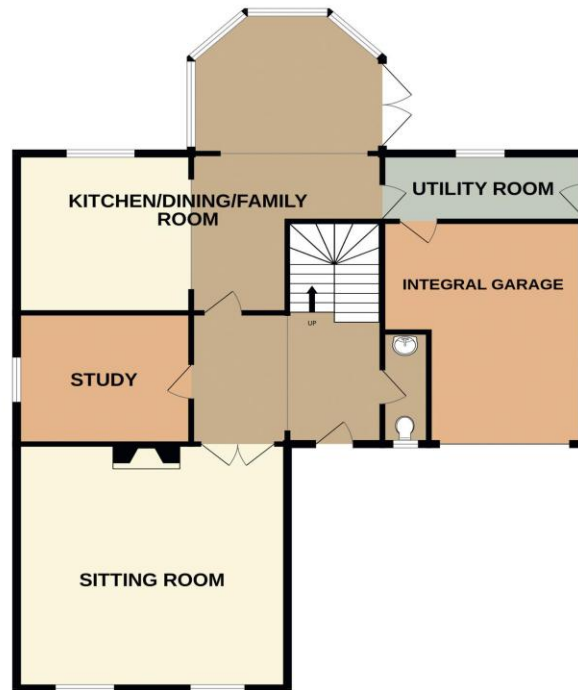
EPC Rating: D

Tenure: Freehold

**Guide Price £575,000**  
**Freehold**



GROUND FLOOR  
1273 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 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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**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.

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