



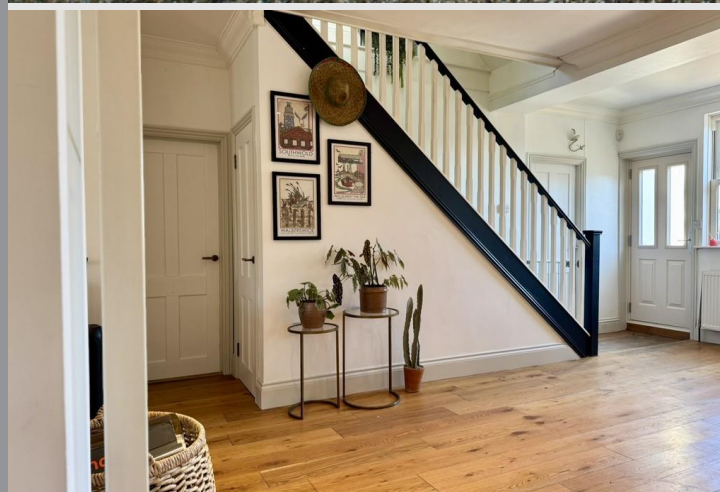
Shepherd House

7 Sicklesmere Road | Bury St. Edmunds | IP33 2BN

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Shepherd House

This exquisite property has been enhanced by its current owners to an exceptional standard, offering a stylish and contemporary finish throughout. The home boasts four bedrooms and a unique open-plan kitchen, dining, and living area, perfect for modern living while still benefiting from a separate playroom and boot room. Designed with entertaining in mind, the property also features private gated parking, an outdoor studio, ideal for home working or additional space and a hidden cellar tucked away below. Conveniently located within walking distance of Bury St. Edmunds town centre, it must be viewed to be fully appreciated.





Step Inside

Upon stepping inside, you are welcomed into the spacious entrance, where the impressive open-plan layout immediately comes into view. This area offers a wonderful sense of space, with sightlines across the living, dining, and kitchen areas. To the left is the main sitting room, which exudes a cosy ambiance, featuring an inset Fire Fox wood-burning stove perfect for relaxing evenings. Hidden below the entrance is a cellar, accessed via a concealed electric fob operated door from the sitting room. This versatile space could serve as a home office or games room and benefits from a separate door leading outside. The dining area, with its high ceilings and characterful cast-iron fireplace, overlooks the kitchen, creating a fantastic entertaining space. Off the dining room is the ground floor shower room, which includes a pedestal sink, WC, walk-in shower, and skylight windows. A pantry area leads down to a useful utility room, adding to the property's practicality. The kitchen/breakfast area is the heart of the home, offering an impressive and sociable space. Two large breakfast bars, ample shaker-style floor and wall-mounted cupboards, a gas Rangemaster, and an American-style fridge/freezer combine to create a stylish and functional hub. French doors open onto the garden, making this an ideal spot for summer gatherings. A back door leads to the gravelled parking area, with a conveniently located boot room next door. The playroom offers a versatile additional living space, boasting a feature exposed brick wall and chimney, adding to the home's character.

Ascending to the first floor, a spacious and bright landing provides access to all four bedrooms. The master bedroom is generously sized, with a feature fireplace, ample storage space, and a large sash window. Bedroom two is another spacious double with a beautiful sash window, while bedroom three is a light-filled double room with side aspect double-glazed windows and a Velux window. Bedroom four is currently used as a dressing room, offering great flexibility. The modern family bathroom completes the first floor, featuring a freestanding rectangular bath with built-in wall tap and shower attachment, WC, vanity sink unit, and Velux window, creating a luxurious retreat.





Step Outside

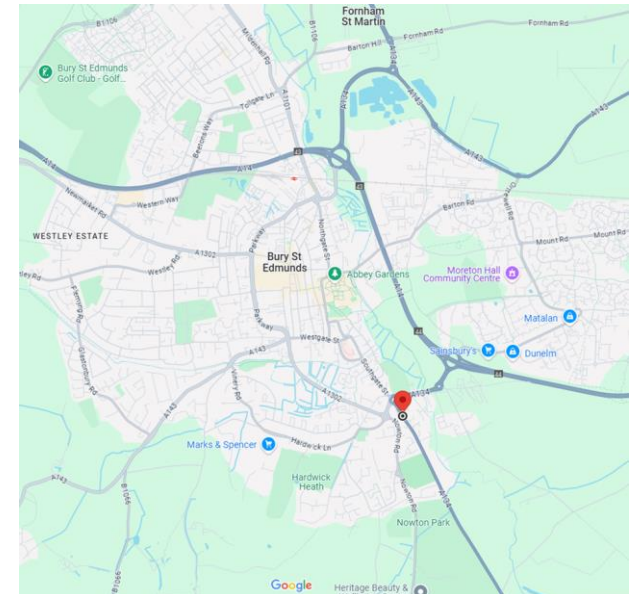
The property is accessed via large double gates, which open onto a spacious gravelled driveway, offering ample parking space for multiple cars. At the end of the drive, you'll find a purpose-built studio with electricity connected, featuring French doors and large windows that allow plenty of natural light to flood the space. This versatile studio is ideal for working from home or as a creative studio.

The garden is a charming flint-walled area, with a gravelled path leading to a cozy seating spot, perfect for relaxing or entertaining. The space features both grass and wood chipping areas, creating a low maintenance yet beautifully outdoor area.



Location

The property is strategically placed on the outskirts of Bury St Edmunds town centre. From the property there is excellent access to the A14. There are regular train services from the railway station to London Liverpool Street via Ipswich and Stowmarket and to London Kings Cross via Cambridge. London Stansted international airport is less than an hour away by car.

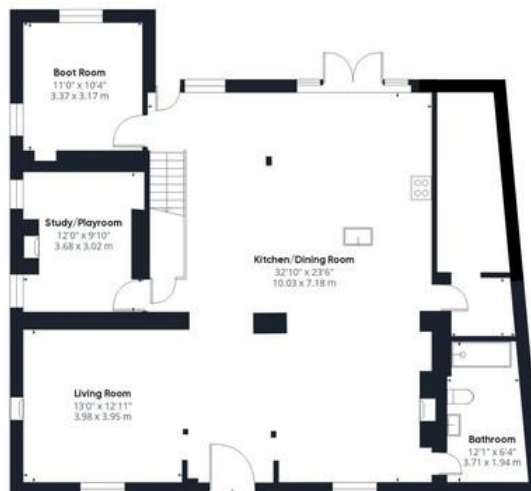


Services

- EPC – E
- Council Tax Band – E
- Mains Water
- Gas Central Heating
- Mains Electric
- Mains Drainage
- Wood Burner
- Fiber Broadband



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area¹⁾

2328.01 ft²
216.28 m²

Reduced headroom

56.24 ft²
5.23 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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