



**2 Stone Cottages,
Chevington, Suffolk.**

DAVID
BURR



2 STONE COTTAGES, CHEVINGTON, BURY ST. EDMUNDS, SUFFOLK. IP29 5RH

Chevington is a thriving village with a public house and village hall, conveniently located about 6 miles to the south west of the thriving market town of Bury St Edmunds, with an abundance of restaurants, supermarkets and shops and is within easy reach of the market towns of Newmarket, Sudbury and Haverhill. The A14 dual carriageway lies about 5 miles to the north providing fast road access to Ipswich, Cambridge, the Midlands and London (via the M11).

This charming Grade II Listed semi-detached brick and flint cottage occupies a wonderful setting ideally placed for countryside walks. The well-presented accommodation is complemented by fabulous far-reaching field views, established gardens, useful outbuildings and equestrian facilities. **In all about 1 acre.**

A charming Grade II Listed semi-detached brick and flint cottage with stunning far reaching views and equestrian facilities.

ENTRANCE HALL: 12'5" x 6'4". A spacious inviting area with Suffolk latch doors opening to:-

SITTING ROOM: 14' x 12'1". A charming room with views over the garden and the paddock beyond. Fireplace with exposed brickwork and inset log burning stove on a brick hearth with wood mantel over.

KITCHEN/DINING ROOM: 13'1" x 11'8". Enjoying wonderful far-reaching views taking in farmland with grounds of Ickworth Park beyond. A tiled floor runs throughout and there are a range of matching units and worktops with integrated single drainer sink unit, vegetable drainer and mixer tap over. Integrated electric double oven and 4-ring gas hob. Plumbing for washing machine.

Inner Hall: Large storage cupboard and staircase off.

First Floor

LANDING: Access to loft storage space, linen cupboard and doors to:-

BEDROOM 1: 13'3" x 12'1". Enjoying lovely views taking in the garden, paddock and fields beyond. Built-in double wardrobe.

BEDROOM 2: 11'8" x 9'5". Enjoying far reaching field views.

BEDROOM 3: 12'7" x 6'3". View over the garden and paddock beyond.

SHOWER ROOM: Attractively tiled and finished with a large shower cubicle, heated towel rail, WC and wash hand basin.

Outside

A large sweeping gravel driveway provides extensive **OFF-ROAD PARKING** for a number of vehicles with space for a **DOUBLE CART LODGE** (subject to the necessary planning consents). This area is well served by a range of brick and flint **OUTBUILDINGS** under a slate tiled roof.

The grounds are one of the property's most attractive features, the formal gardens incorporate large terraces with entertaining/dining Alfresco in mind, bordered by established trees, colourful well stocked beds and a Beech hedge which is kept at a sensible height to take advantage of the far-reaching views. Beyond the formal garden is a post and rail **PADDOCK** and **STABLE BLOCK 43ft x 12ft** incorporating **2 LOOSE BOXES, TACK ROOM** with an open **STORE**. Light and power connected, water and covered area.

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STUDIO/OFFICE: 15'1" x 9'. A purpose-built single storey building with an emphasis on natural light and overlooking the paddock and garden. Currently utilised as an office/gym but there is clear potential to utilise this area for a range of different uses.

In all about 1 acre.

SERVICES: Main water and electricity are connected. Private shared drainage system. LPG heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,843.25 – 2024/25.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///girder.notice.cork.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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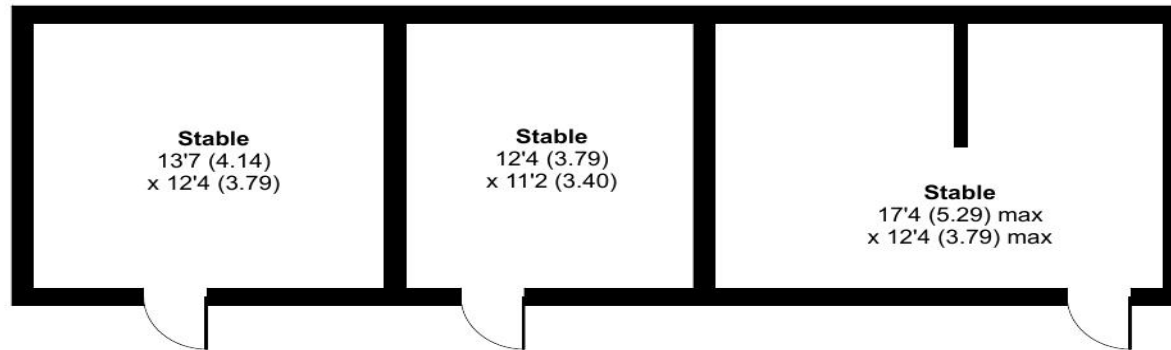
Brookes Corner, Bury St. Edmunds, IP29

Approximate Area = 1034 sq ft / 96.1 sq m

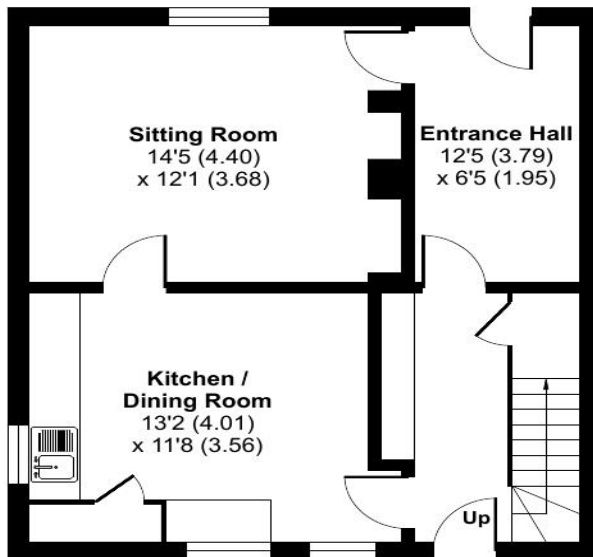
Outbuildings = 883 sq ft / 82 sq m

Total = 1917 sq ft / 178.1 sq m

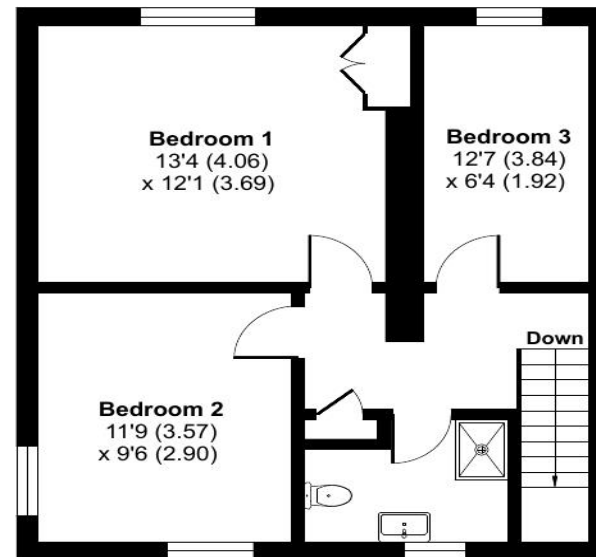
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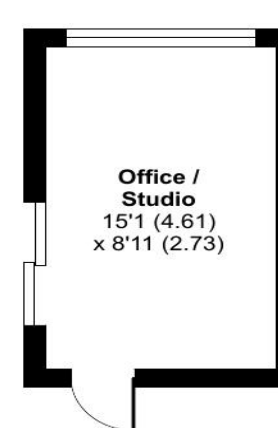
OUTBUILDING 2 / 3 / 4



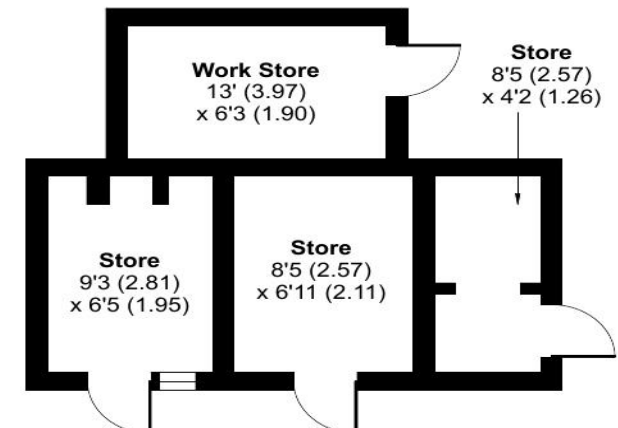
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 5 / 6 / 7 / 8

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for David Burr Ltd. REF: 1269004

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