



Turnpike Hill, Withersfield, CB9 7RY

CHEFFINS

Turnpike Hill

Withersfield,
CB9 7RY

- Central Village Location
- Mature Grounds of Approximately 1.4 Acres
- Gated Driveway Leading to the Double Garages
- Extensive Range of Outbuildings
- Versatile Accommodation
- New Ridge and Updated Thatch Roof

A most impressive grade II listed residence located in the heart of this charming village, enjoying delightful established grounds of approximately 1.4 acres.

5 2 3

Guide Price £895,000





LOCATION

The charming and picturesque village of Withersfield with its fine church, village green and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (14 miles), M11 (10 miles), Saffron Walden (13 Miles) and Bury St Edmunds (15 miles).

OUTSIDE

The generous grounds offers access via an electric gate with an intercom system, and enjoy a range of features including external lights, mature trees and shrubs, a selection of large patio areas, natural pond to the front and external power points.

Furthermore, the property boasts an extensive range of outbuildings including; double garage with mezzanine floor, separate double garage with wine store, stable with lights, large home office/ gym with light and power linked to a room a hot tub, preparation counter with sink and storage cupboards and a mains drainage connected wc, two large storage sheds, greenhouse, storage carriage.

GROUND FLOOR

ENTRANCE HALLWAY

With windows to side aspects, entrance door, stairs to the first floor, storage cupboard, exposed bricks and timbers, parquet flooring, doors to:

LOUNGE

With window to the front and rear aspect, inglenook fireplace, exposed brick and timbers, door to:

BOOT ROOM

With storage cupboards, exposed timbers, door to:

UTILITY ROOM

With window to the front aspect, preparation counter with washing machine below, butler sink, exposed timbers

DINING ROOM

With window to the front and rear aspect, feature fireplace with decorative stove burner, exposed beams, door to kitchen

KITCHEN/DINER

With window to the front and rear aspect, matching eye and base level units, worktop with inset double sink with drainer, four ring electric hob with extractor hood over, chest level double oven, integrated dishwasher, space for American style fridge freezer, part tiled and part engineered wooden flooring, exposed beam, door to:

GARDEN ROOM

With windows to front, rear and side aspect, tiled floor, double door to the garden

STUDY/FAMILY ROOM

With windows to the front and side aspects

GUEST CLOAKROOM

With window to the side aspect, low level wc, pedestal wash basin with mixer tap and splashback, wood effect flooring

FIRST FLOOR

LANDING

With window to the side aspect, exposed beams, doors to:

PRINCIPAL BEDROOM

With window to the front and side aspect, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc with eco flush button,

large walk in shower with low profile tray, vanity unit with inset basin, chrome heated towel rail, tiled walls

INNER HALLWAY

With window to the front aspect, storage cupboards, exposed beam, doors to:

BEDROOM 2

With window to the side aspect, fitted cupboards and drawers, exposed beams, loft access via hatch

BEDROOM 3

With window to the rear aspect, fitted wardrobe, exposed beam

BEDROOM 4

With window to the rear aspect, built in cupboards

BEDROOM 5

With window to the front aspect, built in cupboard

BEDROOM 6

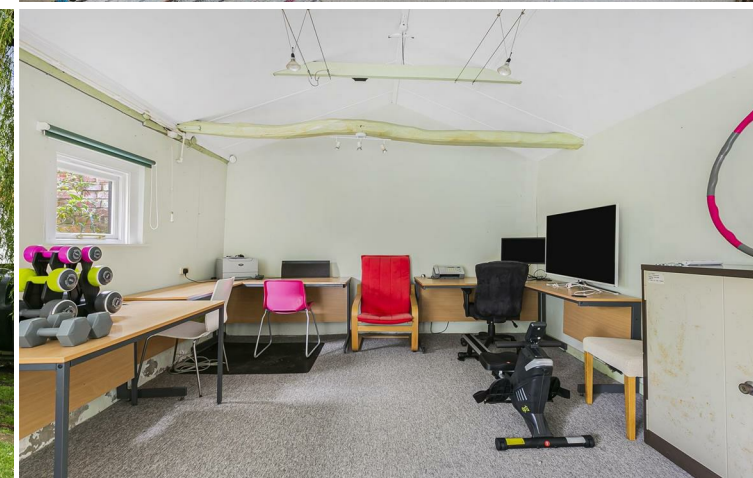
With window to the rear aspect, feature fireplace with exposed bricks and wooden mantle, storage cupboard, loft access via hatch

FAMILY BATHROOM

With window to the rear aspect, suite comprising; panelled bath telephone style mixer tap, low level wc, bidet, pedestal wash basin, exposed beams







Guide Price £895,000
Tenure - Freehold
Council Tax Band - G
Local Authority - West Suffolk Council



Approximate Gross Internal Area 3836 sq ft – 356 sq m
 Ground Floor Area 1754 sq ft – 163 sq m
 First Floor Area 1500 sq ft – 139 sq m
 Outbuilding Area 582 sq ft – 54 sq m



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