



EH

EXQUISITE  
HOME





## SMART FAMILY HOME IN A BEAUTIFUL RURAL LOCATION

Located close to the village centre is this handsome detached house built in 1823. It benefits from off street parking for around three cars, a pretty private garden and flexible internal accommodation with plenty of original features. Over the years, the original building has been extended and now offers a spacious and versatile interior. To the left is an integrated garage offering useful storage. The front door opens into a small porch and thence into the cosy sitting room with its exposed beams and attractive brick fireplace with log burner. The owner enjoys relaxing here and it is the ideal place to sit and socialise with friends. One of the two staircases rises from this room and leads up to the first floor. Next door is a small lobby, ideal for hanging coats and stowing shoes, and to the right is a useful four piece family bathroom with a freestanding bath with shower over and a walk in shower.

The delightful sun room which benefits from underfloor heating flows from the sitting room and has lovely views of the garden. It can be used all year round and is the perfect location for relaxing with a coffee and a good book. To the left is the spacious kitchen/breakfast room which has a beautiful brick fireplace with oak bressumer beam and a log burner, white cabinets, granite worktops, an integrated AEG dishwasher, undercounter fridge, Rangemaster electric oven and induction hob with six rings. It has a comfortable country feel with its wooden floor and ceramic Belfast sink, but is contemporary and practical in its layout. In winter, with the log burner alight, it is an absolutely delightful place to cook and to entertain. The second staircases rises from here to the first floor. Leading off is the useful utility room with a second sink and plumbing for a washing machine and tumble dryer.

The dual aspect dining room is flooded with natural light pouring through the two windows and the French doors. It is a large space with exposed beams and a brick fireplace with oak bressumer beam and a gas fire. Ideal for entertaining, it would be the ideal place for hosting Christmas and New Year celebrations and dinner parties. Next door is the study with its view of the garden, perfect for anyone that works from home.

## CHARM AND PERIOD FEATURES

The staircase rises from the kitchen to a small landing with exposed beams. Three shallow steps lead up to the principal bedroom suite with its well appointed double bedroom with two Velux windows and fitted wardrobe, dressing room and four piece en suite bathroom with shower and bath with shower over. Elegant and spacious, it is a charming room. The second staircase rising from the sitting room leads to the second double bedroom which features an exposed brick chimney breast and has an en suite toilet with a countertop basin and glossy white subway tiles. The smaller third bedroom is next to the principal bedroom and has the attractive feature of a partly exposed brick wall. It would make the perfect nursery, child's bedroom or play room.

## PRETTY VERDANT GARDEN

The southwest facing back garden is mainly laid to lawn with mature trees dotted around and some attractively planted up flower beds. Brick steps lead to the bottom of the lawn where there is a well established willow tree and summerhouse. There is a small paved seating area, a well, a pond with a working pump, outside tap, plus a decked space with pergola, four sheds and plenty of opportunities to plant up containers or raised beds. An attractive black larch lap studio with power and light offers huge potential. It could serve as a home office, hobby room, outdoor dining space, home gym, accessible bedroom or extra reception room. It has a bike shed/woodshed/storage space attached and could be used in a variety of ways. The garden looks out over vast swathes of open countryside and farmers' fields and the neighbours are friendly and supportive. Bury St Edmunds and Newmarket are both within easy reach for shopping and leisure activities. For families, Chevington is ideal as there are several primary schools in neighbouring villages, three high schools and a sixth form college in Bury and plenty of facilities for all ages.

## OPEN COUNTRYSIDE

The village of Chevington in West Suffolk is seven miles from historic Bury St Edmunds and fourteen from Newmarket, with excellent transport links. The A14 is nearby, linking this region with Ipswich, Cambridge, Peterborough and the Midlands. Regular fast trains run from the station at Bury St Edmunds, making this part of the county ideal for commuters. Chevington has a pub, a village hall, a Grade I listed parish church and sits on the edge of the Ickworth estate, affording plenty of opportunities for lovely walks around the estate. It is surrounded by open, unspoilt countryside.

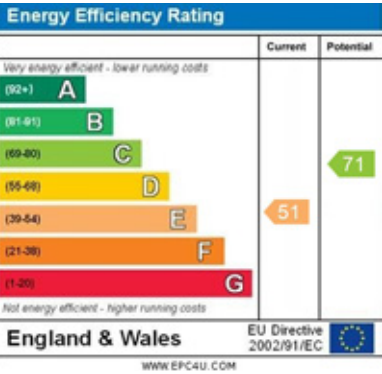
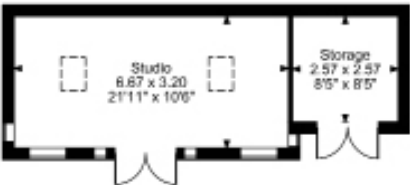
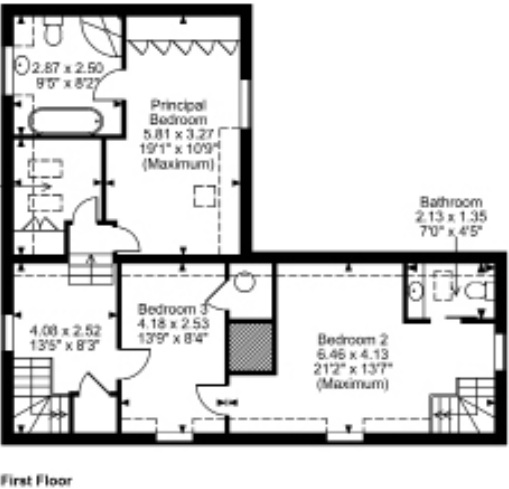
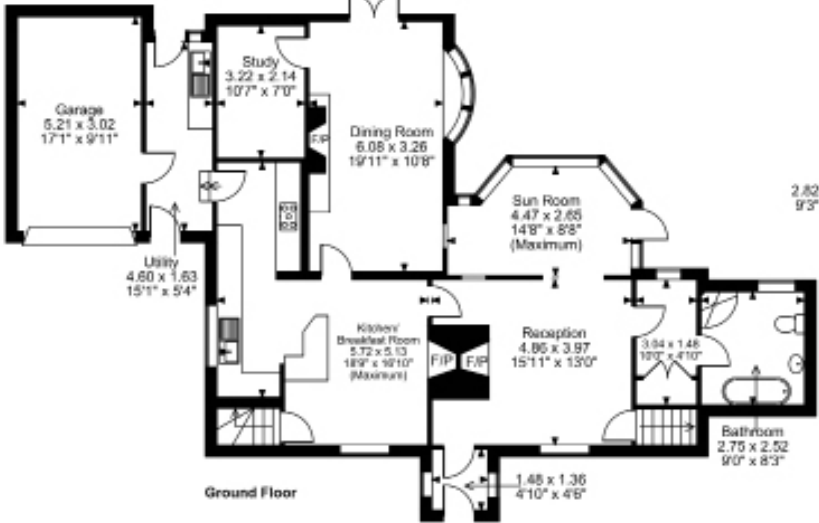
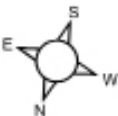








Fieldside, Old Post Office Road, Chevington, Bury St. Edmunds, Suffolk  
Approximate Gross Internal Area  
Main House = 1942 Sq Ft/180 Sq M  
Garage = 169 Sq Ft/16 Sq M  
Studio & Storage = 304 Sq Ft/28 Sq M  
Total = 2415 Sq Ft/224 Sq M



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