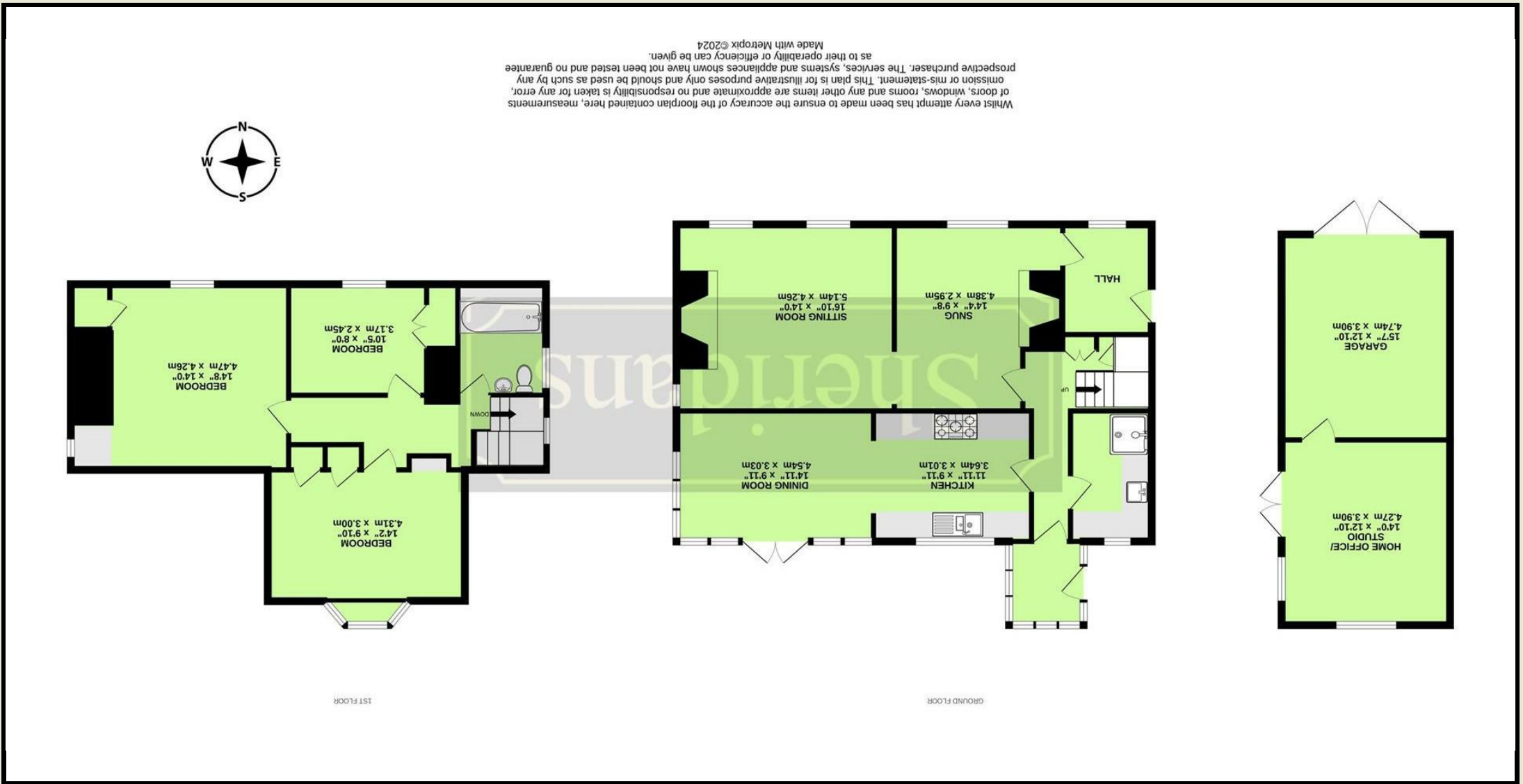


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





## The Street, Hunston, Bury St Edmunds IP31 3EL

Guide Price £650,000

Beautifully presented detached period house with outstanding south facing gardens enjoying church and countryside views.

Built about 400 years ago of traditional timber frame construction beneath a thatched and pantiled roof-line, this outstanding detached house, provides a surprising level of immaculately presented accommodation, displaying a wealth of original features including many exposed beams and studwork and large Inglenook fireplaces. In more recent years, the house has been greatly improved with works including single storey rear and side extensions and very recently, the creation of a stylish and particularly versatile home office/studio/guest accommodation.

The house enjoys a delightful setting within a conservation area complemented by fabulous well-stocked south facing gardens including various areas ideal for entertaining whilst affording far reaching countryside views with the village church in the distance.

The accommodation currently in brief comprises of a pretty thatched porch with log-store and entrance door opening to an entrance hall leading through to a delightful snug with oak flooring and large Inglenook fireplace with stove, exposed timbers and window to front. The sitting room is a beautiful reception room with many exposed timbers, windows to front and side and of particular note is the large Inglenook fireplace with stove.

A half panelled inner hall has a fitted cupboard, a staircase off the first floor and door to the useful rear porch. The well-equipped kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces with space for range oven and leads through to the stunning half-vaulted dining room, creating an ideal reception for entertaining with French doors and views to the rear gardens. The ground floor accommodation is completed by a useful utility/shower room.

On the first floor is a landing leading to the three bedrooms including a splendid principal bedroom with large bay window with window seat, affording

fabulous countryside views. Bedroom two, is another spacious double bedroom with exposed beams and built-in cupboard and bedroom three also has fitted wardrobe cupboards and a charming family bathroom completes the accommodation.

### Outside

The house is approached through a traditional five bar gate opening to a shingle drive providing turning space and parking for up to 4 cars and access to garaging. The gardens are an outstanding feature being designed with great thought and care with an excellent attention to detail. The gardens are mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and mature and specimen trees. A superb garden studio/home office is an ideal space to work from home or extra guest accommodation if needed and also to note are the large terrace areas (one beneath a newly built pergola) creating plenty of space for outdoor entertaining and al-fresco dining whilst enjoying the southerly aspect and wonderful countryside views.

### Location

Windsor Cottage enjoys a splendid setting affording breath-taking views to the rear whilst located in the centre of this picturesque and sought after village. Hunston is situated approximately eight miles to the north east of the historic market town of Bury St Edmunds and the excellent range of everyday facilities this fabulous market town has to offer. The well served village of Elmswell is 3.6 miles to the south east and also provides a further wide range of facilities, a railway station and excellent access to the A14. The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### Directions

Upon entering Hunston from the direction of Bury St Edmunds and Stowlangtoft, the driveway to the house will be found a short distance further on the right-hand side.

- Outstanding period home with many original features
- Wonderful well-stocked South facing gardens
- Amazing countryside and church views
- Garden home office/studio
- Ample parking, garage
- Sitting room with Inglenook fireplace
- Well-equipped kitchen, half vaulted dining room
- Snug, utility/shower room
- Three bedrooms, family bathroom
- Beautifully presented accommodation

### Services

Mains water, electricity and drainage. Oil fired radiator central heating. Council Tax Band D. EPC Rating: D. Conservation Area.

