



Birds End, Hargrave

Sheridans



Birds End, Hargrave IP29 5HE

Guide Price £1,250,000

An outstanding 3000sqft family home offering beautifully arranged accommodation with annexe, all set in stunning grounds with gardens and meadow extending to 3.2 acres.

Foxgloves is a superbly presented, extended family home, with the main house having been a detached red brick barn that was converted in 2013 and connected via the single storey shared reception hall, to the cottage at the front. The cottage is now utilised as annexe accommodation. The property benefits from the convenience of modern living with underfloor heating to the main house ground floor, broadband fibre to the premises, CAT 5 cabling and double-glazed windows throughout.

The accommodation, with a path leading from the parking area to the paved entrance porch, comprises in brief of; a reception hallway, for both the main house and the annexe, with an oak front door with a glazed insert and side screen windows, limestone tiled floor, doors to both properties and a window to the rear garden. A side hall leads to the kitchen/dining room between the useful rear hall/boot room and utility room. The kitchen/dining room is beautiful and tastefully presented with a wide range of base and eye level units under Corian worksurfaces, space for a range style electric cooker with extractor hood above, integrated dishwasher, full height Bosch fridge and freezer, built-in wine racks, French doors opening to the front and an exposed original brick wall. A cloakroom leads off the dining area.

There is a spacious sitting room with part vaulted ceiling, stairs leading up to a galleried landing, a door into a spacious playroom/snug and double doors leading through to the garden room. With a vaulted ceiling the garden room has French doors out to the patio terrace and delightful views of the grounds. There is also a study, which features built-in shelving and cupboards to one wall.

On the first floor, a galleried landing leads to the two main bedrooms, both of which benefit from part vaulted ceilings, en-suite shower rooms and built-in wardrobe cupboards. A further landing area leads to two more double bedrooms and a stylishly presented family bathroom which features both a

bath and separate shower enclosure.

The Annexe has a door from the shared reception hall into the sitting room, which benefits from French doors to the rear garden and access to the kitchen/dining room which is fitted with a range of base and eye level units, modern appliances and a door to the front giving independent access. There are two bedrooms and a bath/shower room. The annexe benefits from radiator central heating and double glazing throughout, there is also a separate front door and independent access.

Outside

The house benefits from a spacious gravelled drive with parking area to the front of the house, which continues through the gated access to the rear, to a detached double cartlodge with attached workshop/store to the side and a separate trailer/camper cartlodge. The gardens are fence enclosed and are delightfully planted with shrub and flower borders, lawn and terraced areas. A timber sleeper bridge gives access over the brook to the meadow, which is high fence enclosed and is landscaped with a charming mix of specimen trees and raised vegetable planting beds to the rear. In all the grounds extend to around 3.20 acres (sts).

Location

The house enjoys a splendid semi rural setting enjoying countryside views. Hargrave is an appealing West Suffolk village with a pleasing mix of period and modern housing. It is convenient for the nearby village of Barrow which is extremely well served and offers an excellent range of local facilities including convenience store, two public houses and a village school. More comprehensive facilities are available in the nearby cathedral town of Bury St Edmunds which offers a full range of schooling, recreational and shopping facilities, including the Arc Shopping Centre. Cultural amenities include the impressive Georgian Theatre Royal and the Abbey Gardens. Newmarket, the headquarters of racing is only 9 miles away and the University of Cambridge lies 21 miles to the west. Cambridge offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is excellent access to the A14, A11(M11). The railway stations at Cambridge, Whittlesford, Shelford or Stowmarket offer a mainline service to London's Liverpool Street and/or Kings Cross.

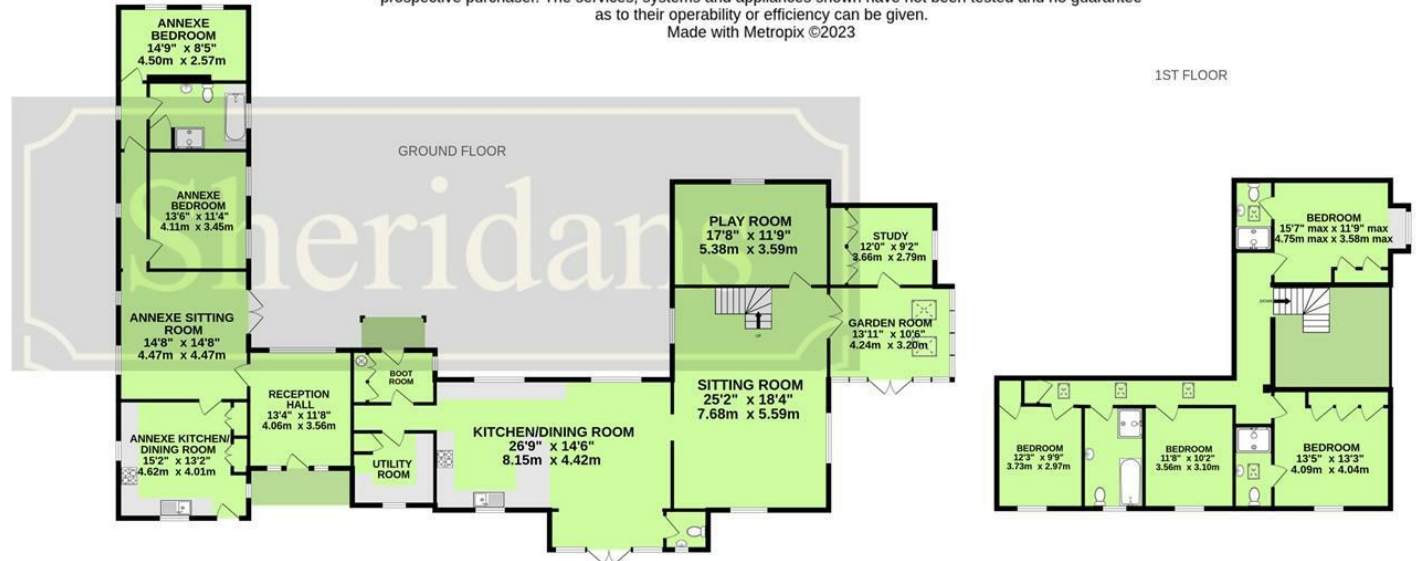
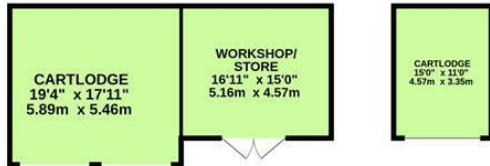
- A wonderfully located 3000sqft family home
- 5 Reception rooms
- Private gardens
- Double cartlodge, workshop/store
- Meadow
- Attached self-contained annexe
- 6 Bedrooms
- Horse box/camper cartlodge
- Stunning countryside views
- In all about 3.2 acres (sts)

Services

Mains electricity and water connected. Oil underfloor heating in the main house on the ground floor. Council tax band D. EPC Rating: E.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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