



**The Green, Rougham**

**Sheridans**







# The Green, Rougham IP30 9JP

Guide Price £695,000

Beautifully situated individual 4 bedroomed detached home with enormous scope and potential to remodel. Set in over 1.8 acres.

Presented to the market for the first time since built of traditional brick construction beneath a tiled roof about 45 years ago, this individual detached single storey dwelling, provides spacious accommodation with potential for re-modelling and updating, whilst enjoying a wonderfully tucked away setting, affording stunning countryside views, whilst standing within large private grounds of over 1.8 acres in a much sought after setting and only a few miles from the edge of Bury St Edmunds.

Benefitting from oil fired radiator central heating and double glazing, the accommodation which is offered with no onward chain, currently in brief comprises of an entrance porch leading through to an entrance hall with two cupboards, doors to side leading to covered area and garaging, shower room and to the spacious sitting room, with brick fireplace and opening to the dining area and door to the well-equipped kitchen breakfast room, fitted with an extensive range of units and built-in appliances. From the kitchen leads to the conservatory with French doors to the gardens. To the side of the kitchen a useful separate utility has fitted units, sink, water softener and oil fired boiler.

The four generous bedrooms are served by a spacious

family bathroom with bath and separate shower enclosure, completing the accommodation.

## Outside

The property is approached along a shared private drive leading through mature hedge screening into a driveway providing extensive vehicle parking including space for caravan/motorhome etc with turning space and access to double garaging with useful covered area to side adjoining the bungalow. The gardens are an incredible feature being mostly laid to lawn whilst enjoying stunning uninterrupted countryside views and include established trees, shrubs and pond. A paved terrace is ideal for entertaining whilst enjoying the southerly aspect. All in just over 1.8 acres.

## Location

The property occupies an enviable tucked away setting standing within private grounds set back along a quiet lane in this most desirable and exclusive area. Rougham Green is situated within only 3 miles of the Historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities on offer.

## Directions

When travelling from the direction of Bury St Edmunds, proceed East along the A14 towards Stowmarket. Take the first turning signposted Rougham and Great Barton. Turn left at the roundabout towards Rougham. At the next T junction turn left and follow the road onto Almshouse Road. Follow the road onto The Green. After the sharp right-hand

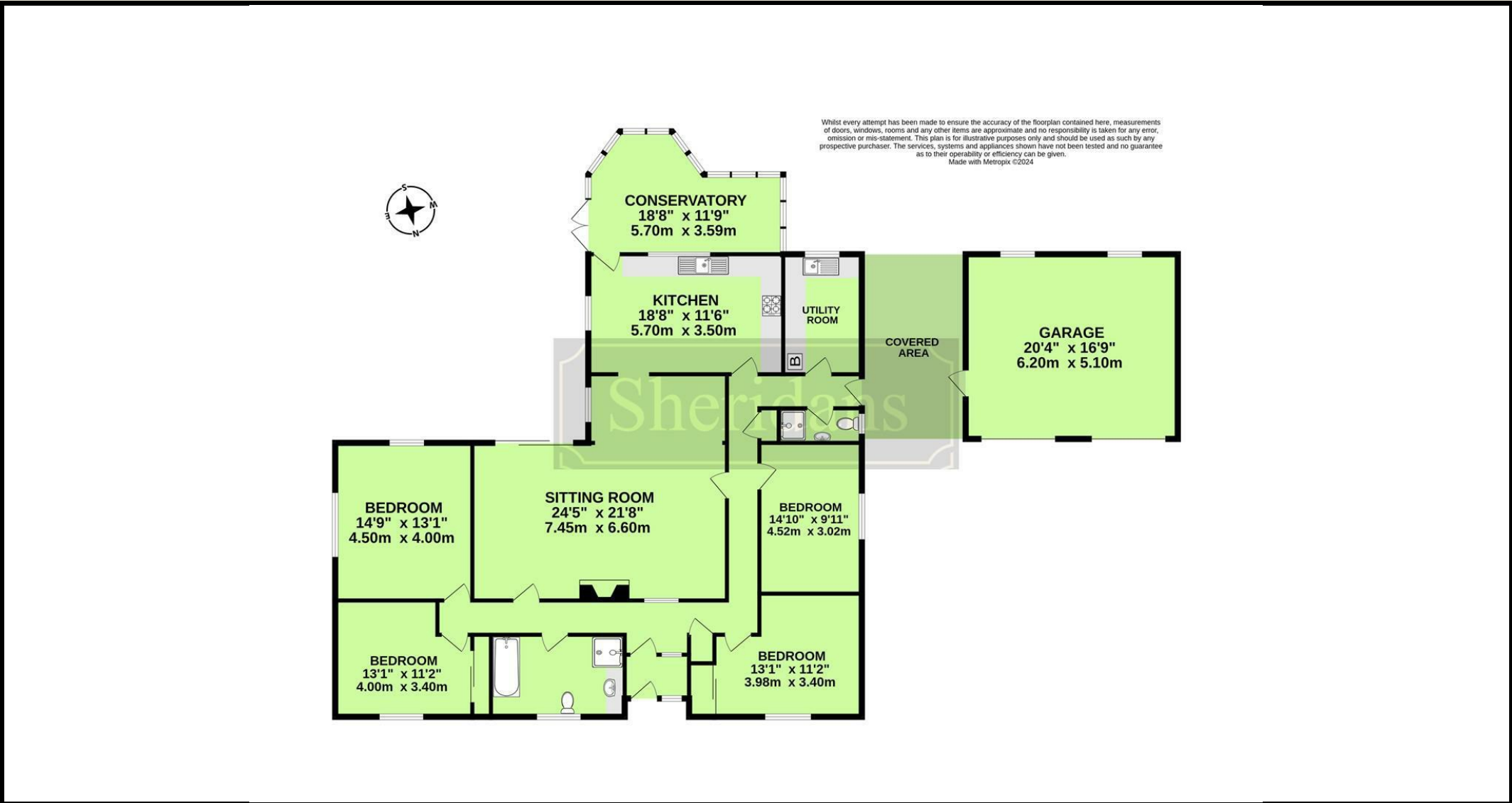
- Detached single storey home in an amazing location close to Bury St Edmunds
- Wonderful countryside views
- Large grounds extending to just over 1.8 acres (s.t.s)
- No onward chain
- Extensive parking, double garaging
- Spacious sitting room
- Kitchen/breakfast room, utility
- Conservatory
- Four bedrooms, bathroom, shower room
- Great potential to re-model/extend (subject to planning permission)

bend, follow the road where the shared private drive leading to the property (signposted Twinfields) will be found on the left-hand side.

## Services and agents note

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band E. EPC Rating: D. It is understood that there may be a 20% uplift lasting 20 years on the land with the bungalow in the event that planning permission for development ever be given in the future. For further details please contact our office. Spacious roof space ideal for conversion. No onward chain.





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.

**Sheridans Estate Agents**

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