



The Street, Horringer

Sheridans



The Street, Horringer IP29 5SJ

Guide Price £495,000

This detached three bedroom Victorian cottage has in more recent years been considerably improved and extended, resulting in a comfortable home situated within a stone's throw of the picturesque village centre and the entrance to the magnificent Ickworth Park.

With a newly built driveway with parking for up to 8 cars and a workshop, garage, chill room/home office with private stone terrace and also boasting a luxurious bathroom, double glazing and oil fired radiator central heating, the immaculately presented accommodation currently in brief comprises: Entrance door opening to entrance hall with bespoke cupboard containing boiler, window to side and stairs off to first floor.

The kitchen is fitted with a range of wall and base kitchen units with work surfaces over, including a range of built-in appliances such as fridge freezer, dishwasher and oven with ceramic hob and extractor hood over, along with space and plumbing for washing machine. Door to rear courtyard garden. The bathroom has been remodelled and fitted with a superb suite comprising bath, separate shower enclosure low level WC and wash hand basin and heated towel rail. The sitting room is a light and airy double aspect room with modern style fireplace with wood burner and French doors to front. Stairs ascend to the first floor with useful under stair case storage.

On the first floor is a good sized principal bedroom with window and Velux window to side, and door to en-suite shower, fitted with fully tiled shower cubicle, low level WC and wash hand basin. Completing the first floor are two further bedrooms, one with fitted wardrobes.

Outside

The cottage is approached through a newly constructed timber gate opening to a superb new driveway providing extensive parking for up to 8 cars and access to a newly built timber garage, brand new workshop and tool shed. To the front of the property is a south facing stone terrace and gated side access leads to a further private stone terrace, creating an ideal area for outdoor entertaining and al-fresco dining with delightful chill room/home office providing a wonderful space for working from home or relaxing.

Location

Pond Cottage occupies a prominent setting within a conservation area on the road running through the village and is within a stone's throw of the village centre and green. Horringer is an extremely sought after and pretty village offering local amenities including a village hall, social club, church, well regarded primary school, two public houses and Ickworth House, a stunning National Trust country house and hotel standing within breath-taking parkland, providing wonderful walks for the public. Horringer is situated approximately two miles from the historic market town of Bury St Edmunds and offers excellent access to the A14 dual carriageway, linking the East coast ports, Cambridge and London via the M11 motorway.

Directions

From Bury St Edmunds head in a South-Westerly direction along the A143 into the village of Horringer. Continue through the village, passing The Six Bells public house, and the cottage can be found on the left-hand side. [what3words///hems.stated.prefer](https://www.what3words.com/hems.stated.prefer)

- Entrance hall
- Sitting / dining room with fireplace
- Fitted kitchen
- Three bedrooms
- Luxurious bathroom
- En-suite shower
- Newly constructed timber gates leading to extensive vehicle parking and turning space
- Gardens with workshop, garage and chill room/ home office
- Indian sandstone terrace
- Sought after village location

Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

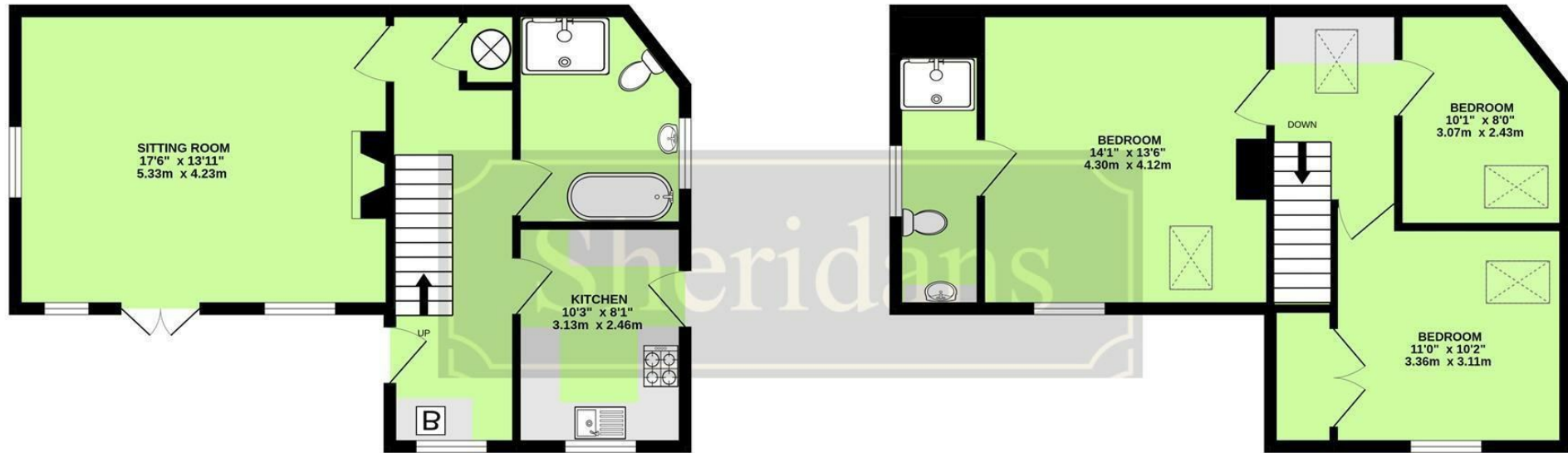
Flood Risk: No Risk

EPC Rating: E



GROUND FLOOR

1ST FLOOR



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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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