



**The Street, Barton Mills**

**Sheridans**



# The Street, Barton Mills IP28 6AA

Guide Price £775,000

Modern Georgian style five bed roomed house with elegantly proportioned accommodation and generous south west facing gardens.

Built to a classic style about 20 years ago and much improved in more recent years, this elegant detached house, provides beautifully presented accommodation possessing a particularly light and airy atmosphere whilst displaying many attractive features including traditional sash and French windows, high ceilings with plaster cornices, panelled internal doors and a fine marbled fireplace.

Extending to just under 2500 sqft and benefitting from both gas fired central heating and double glazing, the accommodation currently in brief comprises of a traditional panel entrance door opening to a large reception hall with sash window to front, staircase to first floor with under-stairs cupboard and door to shower room. A study has window to front and double doors from the reception hall open to a formal dining room, creating a wonderful space for entertaining with two sash windows to front and French windows to side. The sitting room is an elegant reception with a fine marble fireplace taking center stage complemented by windows to rear and French windows to side leading to the terrace. The particularly well-equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath Granite preparation surfaces, whilst complemented by built-in appliances and central island. A separate utility room completes the ground floor accommodation.

On the first floor is a beautiful galleried landing with two windows overlooking the front gardens and doors leading to the bedrooms. The principal suite includes a dressing room with fitted wardrobes and a luxurious en-suite shower room. The four remaining bedrooms

are all of a good size and served by a spacious family bathroom with shower and free standing roll top bath, completing the first floor accommodation.

## Outside

The house is approached along a gravel drive providing extensive vehicle parking, turning space and access to the detached double garaging. The front gardens are laid to lawn and gated side access leads to the rear gardens. The rear gardens are a generous size, again being mostly laid to lawn with shrub and mature tree borders whilst providing the occupants with a good degree of privacy. To the side of the house is a paved terrace beneath a timber pergola, creating an ideal area for outdoor entertaining and al-fresco dining.

## Location

Barton Mills is a popular village with facilities including a Church, Village Green, Village Hall, Public House and a historic Coaching Inn, whilst situated between the A11 dual carriageway and the market town of Mildenhall which is just one mile away which offers a range of shops and services catering for most everyday needs. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Mildenhall lies approximately two miles from the newly dualled A11 which gives access through to Thetford and Norwich to the north-east, Newmarket, Cambridge and London to the south and south west. Brandon lies to the north via the A1065 and Bury St Edmunds to the south-east via the A1101.

## Directions

From the direction of Newmarket on the A11, turn left signposted Barton Mills and then taking the first right passing the Bull hotel on the left and into The Street, where the house will be found further on the left-hand side.

- Beautifully arranged accommodation
- Well-proportioned rooms
- Generous gardens providing a good degree of privacy
- Large reception hall and superb galleried landing
- Three receptions
- Kitchen breakfast room with island
- Principal suite with dressing room and en-suite shower
- Four bedrooms
- Immaculately presented
- Extensive vehicle parking, double garaging

## Services

Mains electricity, gas, drainage and water. Heating - Gas heating

Council Tax: West Suffolk Band: G

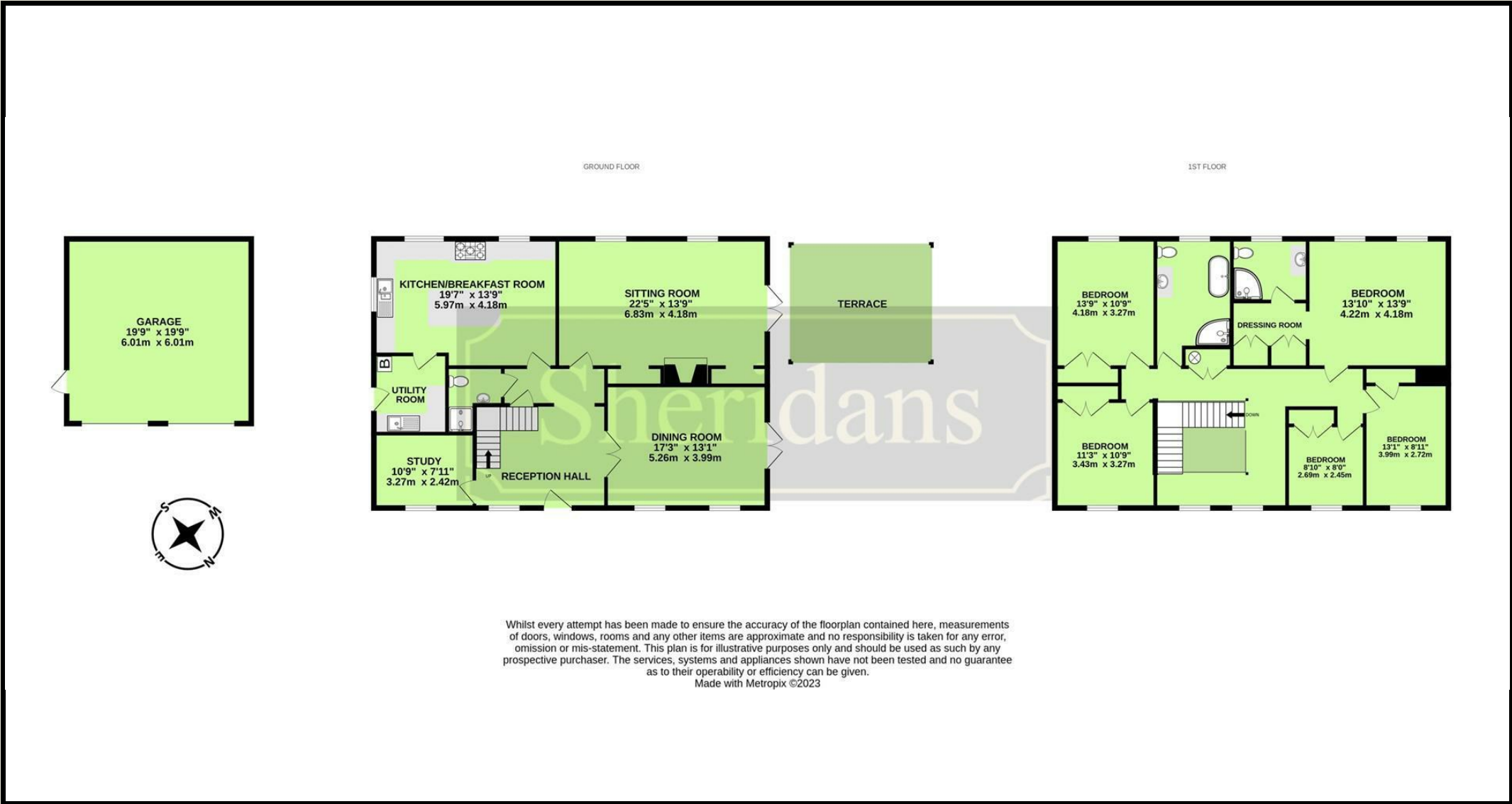
Broadband speed: Up to 44 mbps available (Source Ofcom)

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

Flood Risk: Very low

EPC Rating: C





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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