



Mill Lane, Thurston

Sheridans



Mill Lane, Thurston IP31 3QA

Guide Price £749,000

This particularly striking Regency Style house, is one of only three outstanding properties that form this exclusive superior development, in one of the area's most popular villages, and is discreetly tucked away along a quiet lane enjoying countryside views to the front. The build quality is simply outstanding, with traditional materials used throughout including a hipped natural slate roof line, rendered elevations, sash windows, traditional door casement and railings, to create a house of considerable character with all the benefits of modern living such as underfloor heating and the energy efficiency that comes with a modern home.

The well proportioned and elegant accommodation extends to approximately 2700 square feet (including garaging) and comprises of a traditional entrance door opening to a reception hall with stairs off to first floor and door to a ground floor cloakroom. The study has a window to front and the separate dining room is an ideal reception for entertaining with windows to the side and front aspects. The splendid sitting room features a pair of French doors to the rear gardens, a fine traditional fireplace as a central focal point and sash bay window to side. There is an impressive remote controlled French grey awning spanning almost the entire width of the rear of the house. The fabulous open plan kitchen breakfast room has been fitted with a fine quality kitchen with built-in quality appliances complemented by wall and floor tiling and french windows opening to the rear gardens. The ground floor accommodation is completed by a separate utility room with door to garden.

On the first floor is an elegant landing with airing cupboard and window to front, four particularly spacious double bedrooms, with

the master bedroom featuring a luxury ensuite shower room. The family bathroom can be accessed via the guest bedroom and the hallway and has a full suite with a roll top bath and separate shower cubicle as well as a wash hand basin and a low level wc.

Outside

The house is approached along a sweeping driveway providing extensive vehicle parking, turning space and access to the double garaging. The well stocked gardens include a variety of trees, hedging, raised vegetable plot as well as a useful quality timber built shed extend to the front, side and rear of the house creating an attractive and peaceful outside space. The gardens are estimated to extend to approximately 0.25 of an acre (s.t.s).

Location

Sherwood House is pleasantly situated in a private setting along a quiet lane on the outskirts of the village. Thurston is a popular and well served village with amenities including a well-regarded community sixth form college, shop, post office, garage, rail station and two public houses. The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 Dual Carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street Station.

Directions

From Bury St Edmunds proceed north east on the A143 towards Diss. Pass through the village of Great Barton, and turn right signposted Thurston. Follow the road into Thurston and take the first left into Mill Lane. Proceed up the hill and the secluded entrance leading to Ashworth House, Sherwood House and Woodlands Barn, will be found on the right.

- Large well proportioned 4 bedroom executive home
- Modern solar system on rear south facing roof
- Sitting room, dining room, study
- Fabulous open plan kitchen/breakfast room and separate utility room
- Bespoke high quality awning spanning the rear of the property
- Luxury ensuite shower room and family bathroom
- South facing private gardens
- Double garage and good sized driveway
- Quiet lane setting
- Well served village location

Services

Mains electricity, gas, drainage and water. Solar Panels. Heating - Gas (Downstairs underfloor heating - Radiators Upstairs)

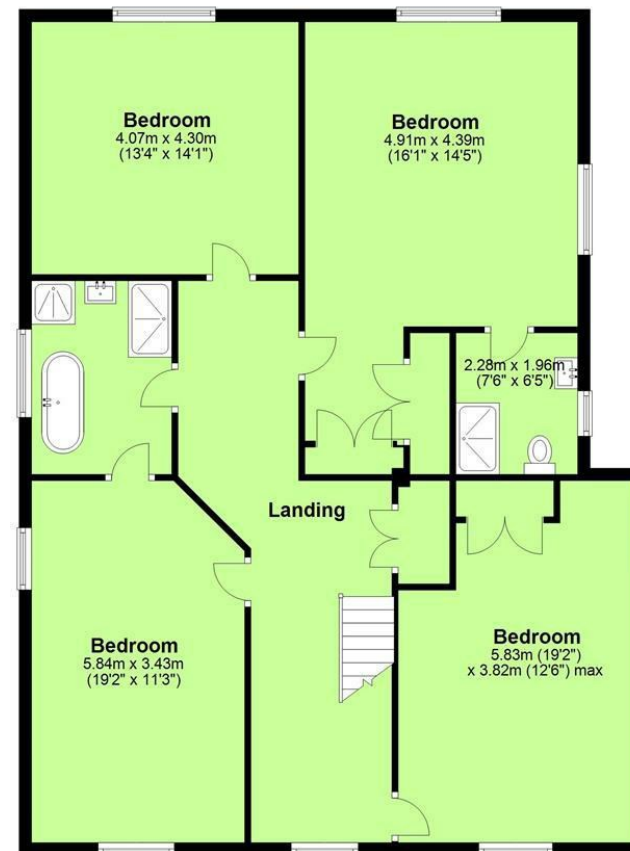
Council Tax: West Suffolk Band: G

Broadband speed: Up to 33 mbps available (Source Ofcom)

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

Flood Risk: No Risk





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

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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