



The Green, Hawkedon

Sheridans



The Green, Hawkedon IP29 4NN

Possibly one of the best settings available!! Sheridans are delighted to offer this enchanting detached period cottage with exceptional views, situated in one of Suffolk's finest rural villages.

Situated in the idyllic conservation village of Hawkedon, this wonderful Grade II Listed detached cottage is built of traditional oak frame construction with lime rendered elevations underneath a tiled roofline. With origins thought to date back to the 17th century or earlier, this splendid home retains a wealth of original features including huge Inglenook fireplaces, heavily exposed beams and studwork, pamment tiled and brick flooring and traditional ledge and brace internal doors.

The cottage has been a much loved second home for many years and the current owners now find that the time has come to pass on this absolute Gem to another custodian to enjoy.

Offered with no onward chain, the charming accommodation in brief comprises; entrance door leading to the sitting room, full of light and character with many exposed timbers, brick floor, dual aspect windows and a huge Inglenook fireplace boasting a fine carved Bressumer beam and open studwork separates from the dual aspect dining room, creating an ideal area for entertaining.

The kitchen breakfast room is fitted with a range of units providing drawer and cupboard space with built in oven, hob and space for dishwasher. The rear hall has oak stairs off to first floor, brick floor, windows to front and rear and door to a large conservatory offering amazing views across the gardens and which has planning permission granted to replace with a rear extension (see agents note).

On the first floor is a landing, three large bedrooms, all of which

afford breath-taking views across Hawkedon and retain exposed oak floorboards and beams and the compact yet charming bathroom, completes the accommodation.

Outside

The property enjoys access across the village green leading to the front and side. The gardens are situated to all sides of the cottage and are mostly laid to lawn, with mature shrub and tree borders. Magnificent views are afforded across the village of Hawkedon and surrounding undulating countryside. All in about 0.2 of an acre

Location

The cottage occupies a truly stunning setting, quite possibly one of the best on the market at the moment!, affording breathtaking views across Hawkedon, the historic church and the surrounding rolling countryside. Hawkedon is one of the best kept secrets in Suffolk being a totally unspoilt village comprising of only a handful of period homes, historic church and a very well regarded public house "The Hawkedon Queen's Head". Hawkedon is situated approximately 9 miles from Bury St Edmunds and its excellent range of schooling, shopping and cultural facilities on offer.

Directions

Upon entering Hawkedon from the direction of Bury St Edmunds and Rede, proceed into the village and after passing the well renowned "Queens Head" pub, and the track across the green leading to the cottage, will be found a short distance further on the left. What3words:///alert.movement.chuck

Services

Mains electricity and water are connected. Private drainage.
Heating - Oil fired radiator central heating.
Council Tax Band F - West Suffolk
Grade II Listed.

Offers In Excess Of £475,000

- Sitting room with huge Inglenook fireplace
- Dining room
- Kitchen breakfast room
- Conservatory
- Three bedrooms
- First floor bathroom
- Generous gardens
- Wealth of original features
- Incredible setting in one Suffolk's best villages
- No onward chain

Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very low risk

Agents note -

Planning for single storey extension

<https://planning.westsuffolk.gov.uk/online-applications/>

Ref:

DCON(A)/23/1175

DC/23/1175/LB





CONSERVATORY
16'9 x 12'2
5.1m x 3.7m

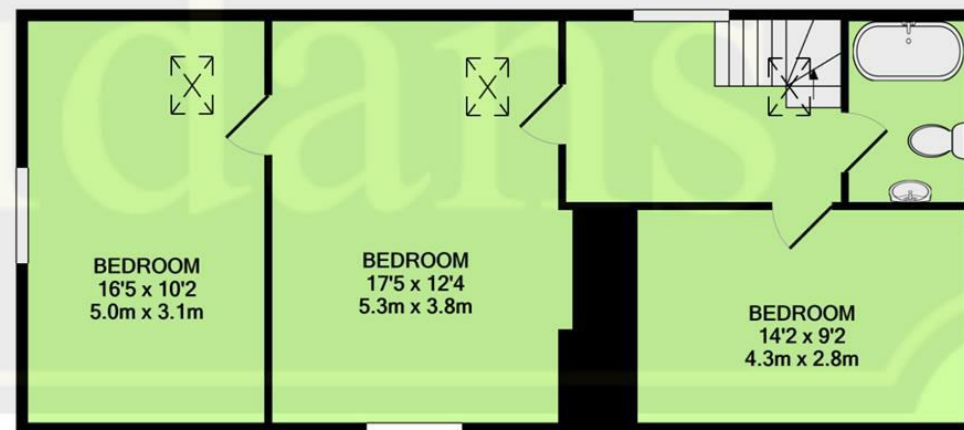
DINING ROOM
17'1 x 9'7
5.2m x 2.9m

SITTING ROOM
12'2 x 7'7
3.7m x 2.3m

KITCHEN/
BREAKFAST ROOM
16'9 x 13'4
5.1m x 4.1m

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 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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GROUND FLOOR



1ST FLOOR

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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