



Oak Lane, Rougham, Bury St Edmunds

Sheridans



Oak Lane, Rougham, Bury St Edmunds IP30 9JX

Guide Price £395,000

Delightful four bedroomed cottage previous part of The Royal Oak Pub enjoying a delightful setting with easy access to Bury St Edmunds.

Offered with no onward chain, this charming home provides a surprising level of well presented accommodation benefitting from oil fired radiator central heating, double glazing and currently in brief comprises a traditional oak entrance porch and entrance door opening to the reception hall with stairs off to first floor and door to shower room. The sitting room is a comfortable reception with fireplace and stove and window to front overlooking paddock and countryside beyond. From the sitting room, leads to the garden room with French doors to rear gardens and a high half pitched glass roof creating a particularly light and airy feel. The kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces, complemented by Butler sink, built in appliances and space for range oven, completing the ground floor accommodation.

On the first floor is a landing leading to the four comfortable bedrooms and family bathroom, completing the first floor accommodation.

Outside

To the front is a small area of garden behind a brick and flint wall. To the rear an enclosed garden with areas of lawn and a large paved terrace creating an ideal area for outdoor entertaining. A timber shed provides useful storage and gated access leads to the area of vehicle parking for up to two cars.

Location

The cottage enjoys a delightful setting with paddock and countryside views to the front whilst situated close to the centre of the village and local amenities including a shop/post office, primary school, church, plant nursery, garden centre and cafe at the well regarded, Blackthorpe Barn and The Ravenwood Hotel. Rougham 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 entering Rougham from the direction of Bury St Edmunds and The Green, turn left into Moat Lane, where the cottage will be found further on the right. [what3words ///from.escalates.drifters](#)

Services

- Charming cottage style home only a few miles from Bury St Edmunds
- Enclosed gardens
- Off road parking for two cars
- Sitting room with fireplace and stove
- Half vaulted garden room
- Well equipped kitchen
- Shower room
- Four bedrooms
- Family bathroom
- No onward chain

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

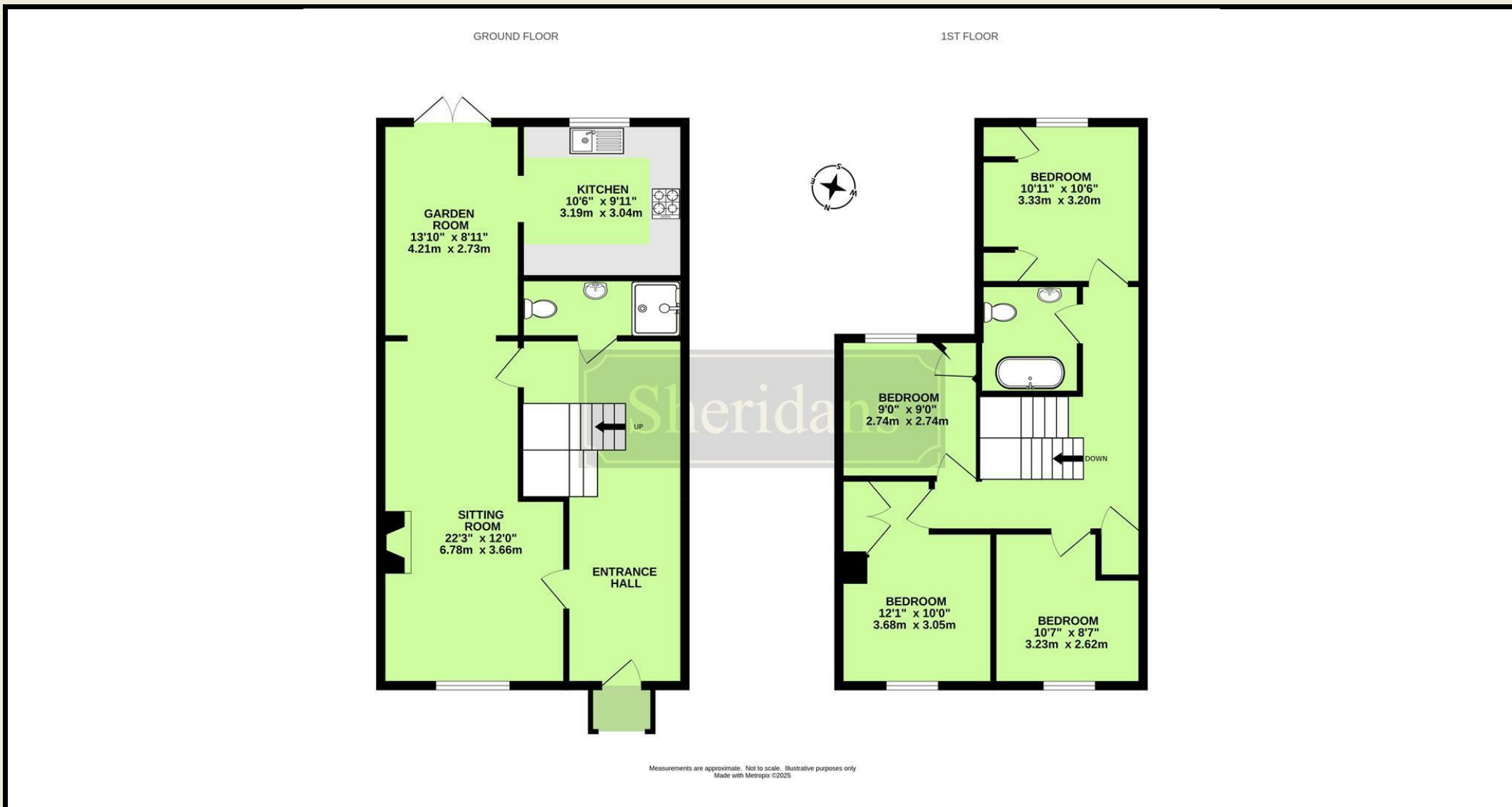
Council Tax - West Suffolk - Band D.

Broadband speed: Up to 40 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk





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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