



The Oaks, Horringer, Bury St. Edmunds

Sheridans



The Oaks, Horringer, Bury St. Edmunds IP29 5SH

Guide Price £425,000

More recently extended 3/4 bedroom family home providing flexible accommodation in the sought village of Horringer.

Built of traditional brick construction beneath a tiled roof and also the subject of further extension and remodeling in more recent years, this delightful link detached family home, offers a surprising level of well presented accommodation including three good size bedrooms all with en-suite and a further ground floor family room/bedroom 4.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the dual aspect sitting room creating a comfortable reception with fireplace and large bay window overlooking front gardens. The kitchen is fitted with an extensive range of units and leads through to the inner hall and cloakroom. The dining room is an ideal reception for entertaining with sliding glass doors to the garden room. The particularly light and airy family room is a versatile reception room or 4th bedroom/annexe room, with window to front and an useful adjoining store room providing further scope and flexibility. The ground floor accommodation is completed by bedroom 3 with its own en-suite shower room.

On the first floor is a landing with airing cupboard. The two double bedrooms have built in wardrobe cupboards and

both are complemented by either an en-suite bathroom or shower room, completing the first floor accommodation.

Outside

The front garden is mainly laid to lawn with planted borders. The driveway provides off road parking for 2 cars. The gated side access leads round to the rear garden which again is mainly laid to lawn with planted borders. There is also a patio creating an ideal area for outdoor entertaining.

Location

Horringer is possibly one of the most popular villages in the area. There is a strong sense of community within the village centred around the church, community centre, primary school and public houses/restaurant. The National Trust Ickworth Park is also within easy walking distance of the property. The market town of Bury St. Edmunds is around 2 miles away and offers an extensive range of educational, recreational and shopping facilities. The A14 can also be easily accessed which leads to Ipswich, Cambridge & London via the M11.

Directions

From the town, proceed south west on the A143. Leave Bury St Edmunds and head into Horringer. On entering the village take the left hand turn into Meadow Way. At the bottom of the road turn left then take the first left into The Oaks. The property can then be found on the right hand side.

what3words ///civil.bleaker.recital

- Well presented 3/4 bedroom home in very sought after location
- Ample off road vehicle parking
- Enclosed rear garden
- Flexible more recently extended accommodation
- Sitting room with fireplace
- Kitchen, separate dining room
- Family room/bedroom 4
- Cloakroom
- Three bedrooms all with en-suites
- Garden room

Services

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

Council Tax: West Suffolk Band: D

Broadband speed: Up to 80 mbps available (Source Ofcom)

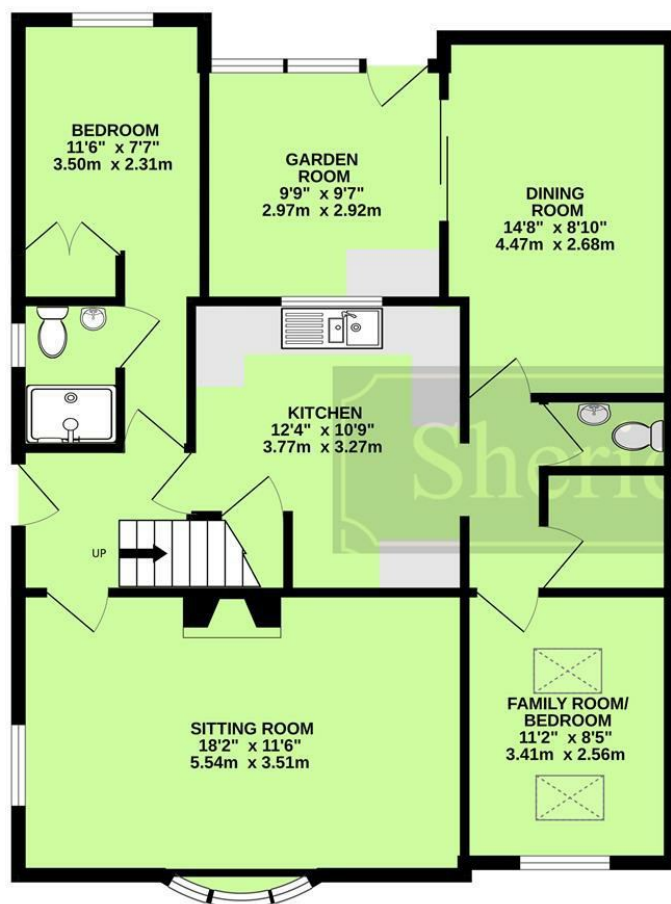
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

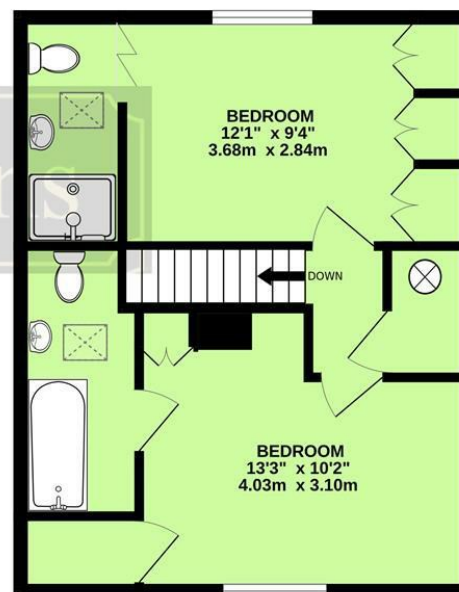


GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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

Registered in England No. 04461290

VAT Number: 794 915 378



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