

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.





Mill Road, Chevington, Bury St. Edmunds IP29 5QP

Offers Over £625,000

Beautifully presented family home in delightful setting!.....Extremely deceptive 2000 sqft 4 bedroomed detached property, providing spacious and versatile accommodation, complemented by west facing gardens with open views whilst situated within the highly regarded village of Chevington.

This beautifully presented and unique home, enjoys a delightful setting in a sought after village and has been modernised and extended in recent years to a very high standard, creating a home of considerable style and personality. The property presents painted rendered elevations under a slate roofline with accommodation arranged over two floors extending to around 2000 sq.ft and currently in brief comprising a large reception hall with airing cupboard, stairs off to first floor and door to the cloakroom. The "live in" kitchen/dining room is a splendid room with a light and airy feel with a well equipped kitchen with built in appliances. The sitting room is an ideal reception for entertaining and relaxing with fireplace and Bi-Fold doors opening to the rear gardens. The useful separate utility room leads to the inner hall, a second cloakroom and to the delightful vaulted family room, with doors to gardens. The spacious principal bedroom has a window to front, large walk in wardrobe and a stylish en-suite shower. A further bedroom/potential reception room completes the ground floor accommodation. From the hall a staircase leads up to the landing/study area where access is given to two further comfortable bedrooms and a bathroom. The property provides flexible accommodation and an internal viewing is highly recommended.

Outside
The property is approached through a pair of metal gates opening to a gravel driveway providing parking for several vehicles and space for cart-lodge garage (subject to planning). The front garden is laid to lawn and side access to the west facing rear garden is given at both sides of the property via pedestrian gates where there is a large terraced area ideal for barbecues and al fresco dining. The rear garden is predominantly laid to lawn with an attractive willow tree and backs onto open farmland beyond. There are also two useful sheds and a further raised seating area on the southern boundary. In total the gardens extend to approximately 0.21 of an acre (s.t.s).

Location
The property occupies a delightful setting with open views to the front and rear whilst situated in the heart of the village and a short walk to the village church and to the magnificent Ickworth Park. Chevington is a sought after village situated about 5 miles to the south west of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, recreational and cultural facilities on offer.

Directions
From Bury St. Edmunds proceed out on the A143 through Horringer. Take the first turning signposted Chevington. Proceed into the village and turn right at the crossroads into Mill Road, where the entrance to the property, will be found on the left hand side.

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Services

- Beautifully presented 4 bedroomed detached family home in delightful setting
- Driveway providing ample parking
- Generous west facing gardens affording far reaching farmland and countryside views
- Versatile accommodation extending to approximately 2000 sqft
- Large reception hall
- Sitting room, vaulted family room
- Spacious "live in" kitchen/dining room
- Utility, two cloakrooms
- Principal bedroom with en-suite
- Three further bedrooms, bathroom

Mains electricity, water and drainage. Heating is via an external oil fired boiler.
Council Tax: West Suffolk Band: C
Broadband speed: Up to 71 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Surface - Medium Risk - Rivers and Sea - Very Low Risk (Source Gov.uk - vendors have had no experience of flooding)

