



The Green, Risby, Bury St. Edmunds

Sheridans



The Green, Risby, Bury St. Edmunds IP28 6RF

Guide Price £675,000

An outstandingly individual house, which is essentially two adjoined properties offering flexible living accommodation. Set within a stunning location on a picturesque green in the heart of Risby offering in the region of 2,100 square feet.

This exceptional home is believed to date from the 19th century and in more recent years has been sympathetically extended and enhanced to an extremely high standard, successfully fusing character and features of a period home with the latest modern conveniences. Whilst situated in an amazing setting overlooking the duck pond on Risby village green.

The ground floor has a beamed dining room, with large wood burning stove, a light and wonderful half vaulted garden room/sitting room one with stylish full length bi-fold doors and wood burning stove. The bespoke wooden kitchen has a double range cooker with herringbone tiled splash back, induction hob, wine fridge and Aurora worktops. The snug/sitting room two, lies in the extended part of the property with bi-fold doors to the rear and a door to the front drive. Off the snug is the sitting room with bay window and eco fire, which could also be used as bedroom four. There is also a secondary fully equipped kitchen, shower room and downstairs toilet. There is also an understairs storage/cloakroom.

The first floor is reached via two separate staircases. The original part of the house provides a beamed double bedroom with views of the pond. There is also a further large double bedroom, family bathroom fitted with Italian marble and a Jacuzzi bath and a study. The principal suite is in the extension and has a seating area and

gives access to the decked sun terrace with beautiful views completing the immaculately presented accommodation. There is air-conditioning throughout.

Outside

The house is approached down a shared private drive leading onto the green and next to the pond. To the front of the house overlooking the pond is a driveway providing ample vehicle parking for up to three cars. To the rear is a beautifully maintained and well stocked garden containing an array of plants with a stone fountain and pond. There is a large stone terrace and sun terrace with useful utility and storage beneath and creating ideal outdoor areas for entertaining and al-fresco dining, whilst offering a high degree of privacy and seclusion.

Location

The property occupies a stunning setting overlooking the duck pond and village green in what is undoubtedly one of the areas most sought after conservation villages. Bury St Edmunds is three miles away and offers a range of schooling, shopping, recreational, and cultural facilities. There is immediate access from Risby village to the A14 giving quick and convenient connections to Newmarket and Cambridge, and all main railway line stations to London. The historic market town of Bury St Edmunds offers well-regarded schools and sports facilities, and uniquely independent shops (and well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'.

Directions

Entering Risby from the direction of the A14 proceed through the

- Beautifully presented spacious home
- One of the best settings in Risby
- Original features coupled with stylish living
- Private gardens ideal for entertaining
- Suitable for dual generation living
- Four receptions
- 27ft kitchen breakfast room
- Views over village green and pond
- Stunning 26ft vaulted principal suite with sun terrace
- Internal inspection essential

village past the Crown and Castle Inn on the left hand side and take the next turning on the right adjacent to the village green. The driveway for Elder Cottage will be found on the left hand side; the first left after the turning.

Services

Services: Mains water, electricity and drainage. Oil fired central heating and part air source heat pump. Air conditioning in the main rooms. Council tax band: D. EPC Rating: E.

Council Tax: West Suffolk Council: D

Broadband speed: Up to 47 mbps available (Source Ofcom)

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

Flood Risk: 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.

Sheridans Estate Agents

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

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



Sheridans