



Hargrave, Bury St. Edmunds

Sheridans







# Hargrave, Bury St. Edmunds IP29 5HX

Guide Price £650,000

A fine detached 4 bedroom Victorian house situated in the heart of the sought after village of Hargrave. All in just under half an acre. (s.t.s)

Understood to have been built in 1860 of brick and flint construction beneath a slate roof with an attractive white brick façade, this outstanding and much loved period house, provides charming accommodation retaining original features coupled with a most homely atmosphere, whilst enjoying a superb setting affording far reaching countryside views.

The beautifully presented accommodation currently in brief comprises a more recently added entrance porch leading to the dining room creating an ideal room for entertaining with exposed timbers and stairs off to first floor. The large study/family room has two windows to front and leads through to the snug with door to a rear hall with doors to garden and cloakroom and a secondary staircase to the first floor. The sitting room is a charming dual aspect reception with exposed studwork and timbers, fireplace and French doors to the rear gardens. The well equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space with space for range oven. A separate utility room with a further sink, units and boiler, completes the ground floor accommodation.

Two staircases lead to the first floor and to the four comfortable bedrooms, en-suite shower and a separate family bathroom, completing the first floor accommodation.

## Outside

The house is approached along a gravel driveway providing vehicle parking and turning space. To the front are neatly maintained gardens behind an original brick wall. The driveway continues to the side of the house through a five bar gate, leading in turn to the substantial detached double garage/workshop. To the rear is a large garden affording stunning views across open countryside. The gardens are mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and mature and a variety of fruit trees. To the rear of the house is a paved terrace, creating an ideal area for outdoor entertaining and al-fresco dining. All in just under half an acre. (s.t.s)

## Location

The house occupies a delightful setting in the heart of the village affording stunning countryside views to the rear. Hargrave is a sought-after village comprising mostly of period properties and farmhouses with an attractive street scene with community activities tending to centre around the Village Hall. The village is situated approximately 7 miles south west of the popular, historic town of Bury St Edmunds, with the neighbouring village of Barrow providing an excellent range of local amenities including primary school, sporting activities and doctors surgery. The property is well situated for convenient access to the A14 dual carriageway linking Bury St Edmunds, Newmarket, Cambridge and London via the M11 Motorway.

## Directions

When entering Hargrave from the direction of Chevington/Bury St Edmunds along Hargrave Road, turn right to towards the heart of the village and the entrance to the property will be found on the right hand side.

[what3words:///saved.plan.megawatt](https://www.what3words.com/saved.plan.megawatt)

- Wonderful detached Victorian house in delightful setting
- Large gardens affording countryside views
- Extensive vehicle parking, turning space and detached double garage
- Wealth of original features
- Beautifully presented
- Sitting room, dining room
- Large study/family room, snug
- Well equipped kitchen breakfast room, utility, cloakroom
- Four comfortable bedrooms
- En-suite shower, family bathroom

## Services

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

Council Tax: West Suffolk Band: F

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

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

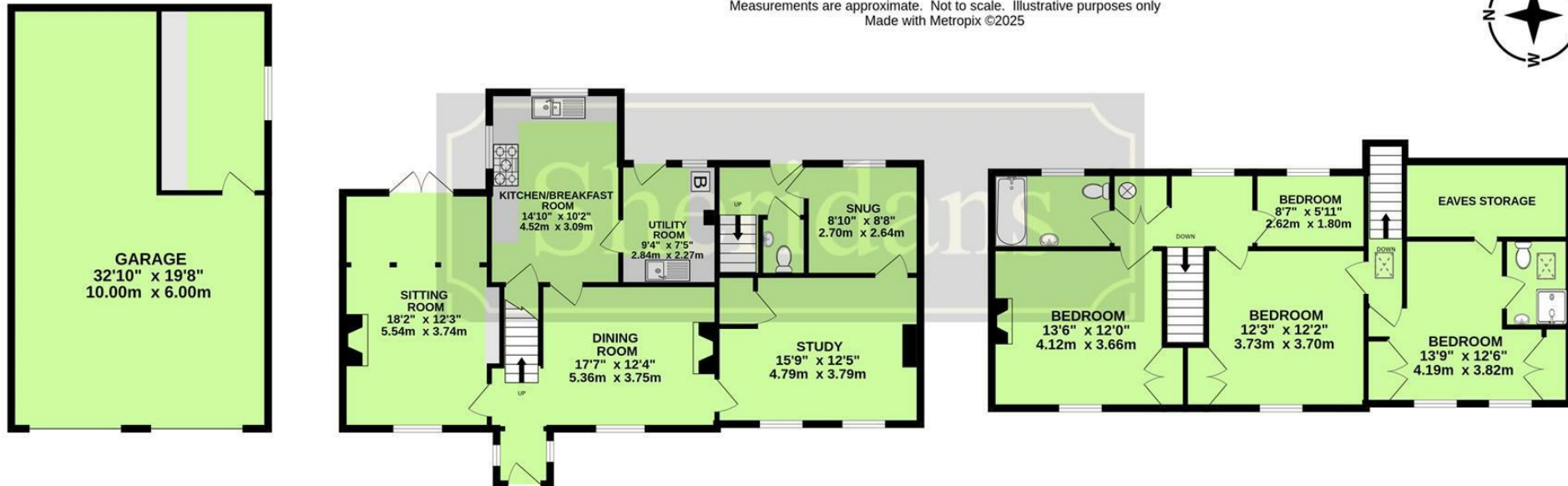
Flood Risk: Very Low Risk



GROUND FLOOR  
1581 sq.ft. (146.9 sq.m.) approx.

1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.

TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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