



Grange Mill, Chevington, Bury St. Edmunds

Sheridans



Grange Mill, Chevington, Bury St. Edmunds IP29 5PQ

Guide Price £525,000

A well presented 4 bedroom detached house in the sought after village of Chevington.

Built approximately 26 years ago and much improved in more recent years, this impressive detached house provides beautifully presented accommodation possessing a light and airy feel and displaying features including oak flooring, double glazed windows and upgraded en-suite and shower room. The house enjoys a delightful setting with views across an open green, whilst situated only a short stroll to the heart of this desirable village location.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises a reception hall with wooden flooring, stairs rising to the first floor and door to the light and airy sitting room, with fireplace with stove and French doors to the side gardens. The separate dining room is an ideal reception for entertaining with wooden flooring and window overlooking rear gardens. The well equipped kitchen breakfast room enjoys views across the green and is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces, whilst complemented by built in appliances. Situated off the kitchen is a separate utility room and cloakroom, completing the ground floor accommodation.

On the first floor is a landing leading to the four comfortable bedrooms including the principal bedroom with "wall to wall" fitted wardrobe cupboards and en-suite shower. The three remaining bedrooms are served by an upgraded shower room, completing the first floor accommodation.

Outside

The property is approached via a gravel driveway providing an extensive amount of vehicle parking and access to the double garaging. A paved pathway leads through a front lawn and well stocked flower bed to the front of the property. High featheredge fencing and gates are located on either side of the property allowing access to the rear gardens that feature a lawn bordered by well-tended mature shrub bed borders incorporating a variety of specimen trees. Paved pathways lead alongside the gardens to the garage and there is a terrace offering ideal al-fresco dining and entertaining.

Location

The property is situated in a delightful setting overlooking a large attractive green. Chevington is a desirable 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. The village offers local amenities including a village hall, thriving public house, church and a particular feature, is the village's close proximity to the magnificent Ickworth Park.

Directions

From the direction of Horringer and Bury St Edmunds, proceed into Chevington and continue through the centre of the village along Hargrave Road. Turn right into Grange Mill.

Services

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

Council Tax: West Suffolk Band: E

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

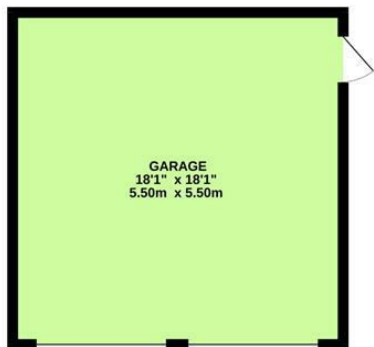
- Well presented detached family home in delightful setting
- Well kept gardens
- Parking for up to 8 cars, double garaging
- Views across open green
- Highly regarded village location
- Sitting room
- Dining room
- Well equipped kitchen breakfast room
- Utility, cloakroom
- Four bedrooms, en-suite shower, family shower room

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

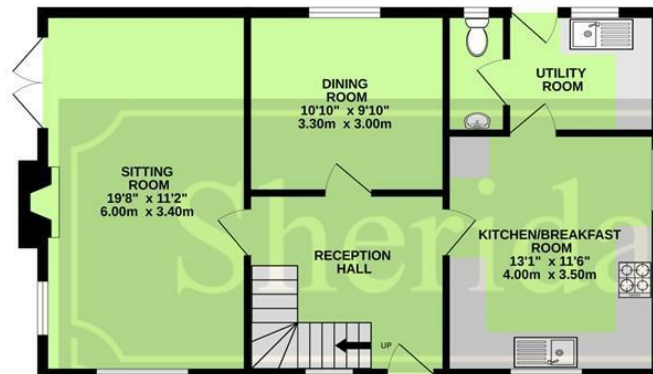
Flood Risk: Very Low Risk



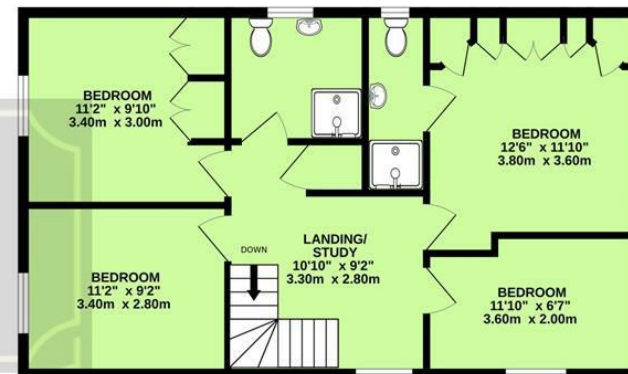
326 sq.ft. (30.3 sq.m.) approx.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025



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



Sheridans