



Rede Road, Hawkedon, Bury St. Edmunds

Sheridans



Rede Road, Hawkedon, Bury St. Edmunds IP29 4NP

Offers Over £445,000

Charming semi-detached period cottage providing beautifully arranged accommodation complemented by stunning gardens and country setting.

Understood to have been built in the 19th century and tastefully extended and greatly improved in recent years, this fabulous home provides a wealth of character combined with all modern day facilities, enhanced by wonderful established gardens and incredible countryside views.

The beautifully presented accommodation currently in brief comprises an entrance porch leading to the charming double aspect sitting room featuring an attractive brick fireplace with wood burning stove with oak bressumer over, exposed timbers and outlook to the front.

The superb kitchen/breakfast room is certainly the hub of the home, this splendid room features an extensive range of fitted units under granite worktops with a butler sink inset. Appliances include a double oven range cooker with 5 ring hob, dishwasher and washing machine, whilst a central preparation island, provides further storage with a wine cooler. Two sets of French doors lead to the garden whilst the breakfast room features a wood burning stove and stairs leading to the first floor.

The shower room is fitted with a white suite comprising a WC, wash basin, tiled shower cubicle and a heated towel rail and completes the ground floor accommodation.

On the first floor, a small landing leads to the principal bedroom, which is a lovely light room with storage cupboard and door into the dressing room/nursery with storage in the eaves. Off this room is the

useful dressing room/nursery or even an occasional third bedroom if desired.

The second bedroom has wall to wall fitted wardrobes and stunning views to the front over open countryside and the luxurious family bathroom with a classic white suite comprising a WC, wash basin, rolled top bath with ball and claw feet and shower attachment, completes the first floor accommodation.

Outside

The property sits in a wonderful rural location with gates opening onto a gravel driveway providing parking for several vehicles with the potential for a cartlodge garage, subject to the necessary planning consents (we understand planning has previously been granted but now expired).

The gardens are an asset to the property enjoying a great deal of privacy with an extensively paved dining area, ideal for alfresco entertaining immediately adjacent to the property. Steps lead up to the lawn which has mature beds and borders and interspersed by a variety of trees and shrubs incorporating a timber workshop, shed and greenhouse.

In all about 0.26 of an acre.

Location

The house occupies a truly stunning setting, affording breathtaking views across the surrounding undulating countryside. Hawkedon is one of the best kept secrets in Suffolk being a totally unspoilt village comprising of only a handful of period homes, historic church and a very well regarded public house "The Hawkedon Queen's Head". Hawkedon is situated approximately 9 miles from Bury St Edmunds and its excellent range of schooling, shopping and cultural facilities on offer.

- Outstanding semi detached cottage in stunning country setting
- One of Suffolk's most sought after and unspoilt villages
- Ample parking with space for cartlodge garage
- Large private gardens of just over 1/4 of an acre
- Charming sitting room with fireplace and woodburner
- Well equipped kitchen/breakfast room
- Shower room
- Two spacious bedrooms
- Dressing room/nursery/occasional third bedroom
- Luxurious first floor bathroom with roll top bath

Directions

When entering Hawkedon from the direction of Rede/Bury St Edmunds, pass the entrance to Hawkedon House, and the cottage will be found further on the right opposite open countryside.

Services

Main water and electricity. Shared private drainage. Oil fired heating.

Council - West Suffolk- Tax Band C

Broadband speed: Up to 62 mbps available (Source Ofcom)

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

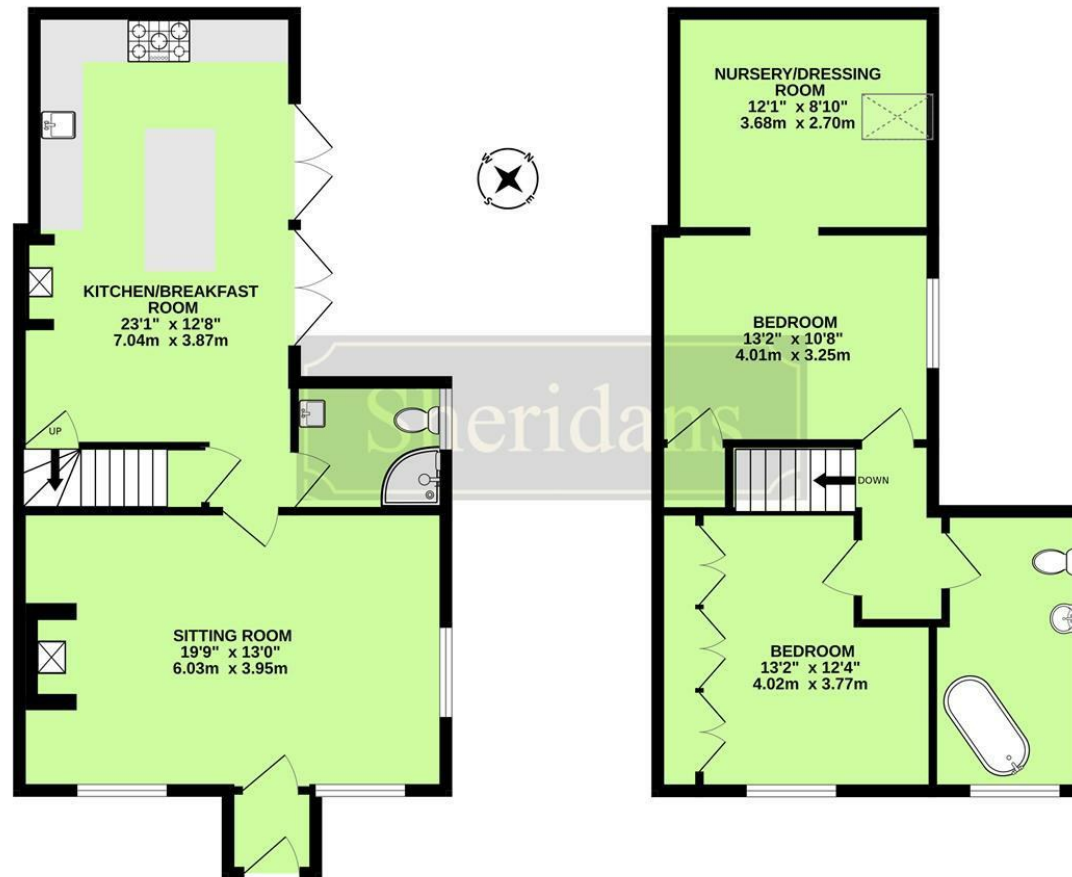
Flood Risk: No Risk



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.

TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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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