



Hibbs Green, Lawshall, Bury St Edmunds

Sheridans



Hibbs Green, Lawshall, Bury St Edmunds IP29 4QG

Guide Price £1,155,000

Substantial 4306 sqft family home providing spacious accommodation whilst enjoying a delightful semi rural setting.

Built to a unique design about 15 years ago, this well crafted individual house, offers a substantial level of particularly versatile accommodation including dual generational living whilst possessing a light and airy atmosphere with well proportioned rooms, stunning landscaped gardens and far reaching views across the surrounding countryside.

The house is energy efficient with modern electric heating, rain water harvesting, double glazing and the beautifully presented accommodation currently in brief comprises a large reception hall with stairs off to first floor and door leading to the splendid dual aspect sitting room with stunning galleried feature window to front affording wonderful countryside views. This room also features oak flooring and French doors opening to the rear gardens and terrace. Oak steps lead to the inner hall with a further staircase to the first floor and door to the cloakroom. A particular feature of this striking home is the huge triple aspect "live in" kitchen/family/dining room, fitted with a beautiful bespoke kitchen with island and integrated appliances and French doors opening to rear and side opening to the terraces and gardens. This room is ideal for entertaining with its wood-burner and light and airy atmosphere. A walk in pantry is another welcome feature as is a cosy snug with French doors to the side gardens. Within the west wing of the house, are two further receptions/bedrooms, with potential for annexe accommodation if desired, with adjoining utility room and cloakroom, completing the ground floor accommodation.

Accommodation

Two staircases lead to the stunning first floor accommodation including the wonderful galleried sitting room with large feature window to front affording incredible views across open countryside. All of the four spacious bedrooms offer fantastic views and benefit from their own en-suite shower or bathroom. The principle suite is a fantastic space with vaulted ceiling, walk in wardrobe, en-suite bathroom with separate shower enclosure and also features a large balcony overlooking the rear gardens and countryside, completing the first floor accommodation.

Outside

The front of house faces south and is approached along a "carriage style in/out" driveway providing plenty of parking, turning space and access to the detached garaging with mezzanine and EV car charging point. The gardens are simply a stunning feature being thoughtfully created and landscaped to create beautiful outdoor areas for relaxing and entertaining, stocked with an abundance of plants, shrubs and maturing trees with the attractive backdrop of open countryside. Within the gardens are two areas of decking with a small bridge link and other features include a circular lawned area with central Silver Birch tree, and a wonderful wild garden area. The gardens are understood to extend to approximately 1/3rd of an acre (s.t.s)

Location

Deer View Lodge enjoys a delightful semi rural setting overlooking open countryside, whilst situated on the periphery of the village, Lawshall is an attractive and sought-after village being 5 miles south of Bury St Edmunds which offers nearby excellent facilities and road and rail network links. Heading south the villages of Long Melford, Lavenham and onto Sudbury also provide valuable facilities. The village has an excellent primary school, church, public house, village hall/community centre and nursing home. There are plentiful meandering public footpaths and community operated 'Golden Wood' and the Greenlight Trust- focusing on bringing people and nature together.

Directions

When entering Hibbs Green from the direction of the A134 towards Sudbury, continue along the road where the property will be found further on the right hand side.

Services

Mains electricity, water and drainage. Electric radiators. Wood burning stove. Rain water harvester.

Council Tax: Babergh Council – Band G

Broadband speed: Up to 66 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk

Agents Note

- Unique 4306 sqft family house in incredible setting
- Plenty of vehicle parking/turning space, garaging with mezzanine
- Delightful landscaped gardens of around 1/3rd of an acre
- Particularly light and airy accommodation affording wonderful countryside views
- Flexible accommodation with potential for dual generation living
- Large dual aspect sitting room, snug
- "Live in" kitchen/family/dining room, pantry, utility
- Family room, study, two cloakrooms
- Stunning first floor galleried sitting room, principal suite with walk in wardrobe, en-suite and balcony
- Three remaining double bedrooms, all en-suite

The property has UPVC windows and guttering, there is also a high level of insulation which is low cost and time maintenance.



GROUND FLOOR

1ST FLOOR



Main House - 3702sq ft (344sqm)
 Garage workshop & log shed - 850sqft (70sqm)
 Decking & balconies - 1076sqft (100sqm)
 Outbuildings (x4) and summer house - 322sqft (30sqm)
TOTAL FLOOR AREA : 4306sq.ft. (400.0 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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