



**South Farm,  
Higham, Suffolk**

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# South Farm, Pages Lane, Lower Green, Higham, IP28 6NJ

Higham is a small rural village (population 154 in 2021) split into three parts: Lower Green, Middle Green and Upper Green. It has developed over the years within the boundaries of Higham Estate which is owned by the Barclay family. Located just 9 miles from the popular town of Bury St Edmunds and 8 miles from Newmarket, also benefitting from the local amenities of the surrounding villages of Moulton, Dalham, Gazeley and Barrow.

This charming and spacious thatched cottage is situated in the lower green of the quaint village of Higham. The property offers an abundance of character features including fireplaces, sash windows, shutters and a well-cared for thatch, complimented internally by modern finishes. Measuring close to 2,400 sq.ft of accommodation and sitting on a plot of roughly 0.85 acres (STS), the property enjoys three reception rooms, five bedrooms (the master of which benefits from an ensuite) and externally offers a number of outbuildings and mature gardens. Planning permission has been approved for a new two storey extension creating a larger kitchen and master bedroom suite.

## A spacious detached cottage with planning permission to extend situated in a quiet, rural location.

### Ground Floor

**ENTRANCE HALL** With stairs rising to the first floor complete with storage cupboard beneath and doors leading to:

**DINING ROOM** A double aspect room benefitting from built in storage, brick fireplace with inset woodburning stove and timber mantelpiece as well as sash windows overlooking the front and rear gardens.

**KITCHEN/BREAKFAST ROOM** A triple aspect room, with a range of matching base and wall units with worktops over. There is an oil-fired AGA and separate electric cooker. The space is complete with an inset sink and mixer tap overlooking the side aspect, as well as space and plumbing for a dishwasher. A glazed door leads to:

**UTILITY ROOM** With door leading to the mature rear gardens, space and plumbing for washing machine/tumble dryer as well as a pantry.

**SITTING ROOM** With matching fireplace to the dining room, again complete with inset woodburning stove. The room benefits from a sash window to the front aspect and French doors leading to the rear gardens.

**STUDY** With built in media wall and window to the side aspect.

**CLOAKROOM** With hand wash basin, WC, built in storage and window to the front aspect.

### First Floor

**LANDING** Carpeted underfoot with low level windows and doors to:

**MASTER BEDROOM** Double aspect room with sash windows, complete with built in wardrobes and roof access. The bedroom also benefits from an **ensuite** which features a three-piece suite of a shower, WC and hand wash basin, also with heated towel rail.

**BEDROOM 2** With built in wardrobes, hand wash basin and windows to the front and side aspect.

**BEDROOM 3** Reached by walking through a dressing area complete with wardrobes, the room has two windows to the rear aspect, and roof access.

**BEDROOM 4** With sash window to the front aspect and hand wash basin.

**BEDROOM 5** With sash window to the front aspect and built in storage.

**BATHROOM** A bright space featuring a three-piece suite including bath with hand shower, hand wash basin, WC and towel rail. Also benefitting from double wide airing cupboard.

### Outside

The front of the property is approached by a shingled driveway which is edged by a stunning flint wall. There are a selection of mature shrubs and trees including a large

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Chestnut tree. There is also an alternative entrance, which would probably be the preference for most people to the rear of the property which is gated and leads to the **TRIPLE GARAGE**. There is parking for many vehicles at this side of the cottage, and off the rear of the property is a patio area ideal for alfresco dining.

The remainder of the plot is made up of mainly lawned areas, separated by hedging with a healthy stock of mature trees and shrubs throughout, including some beautiful rose bushes. The far corner of the plot provides a lovely vegetable patch and is flint walled similar to the front of the property. In all about 0.84 of an acre.

**SERVICES** Oil-fired heating to radiators. Mains water, electricity and private drainage.  
**NOTE:** None of these services have been tested by the agent.

**EPC** Band E.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** G. (£3,407.40 per annum).

**TENURE** Freehold.

**CONSTRUCTION TYPE** Timber framed.

**COMMUNICATION SERVICES (source Ofcom)**

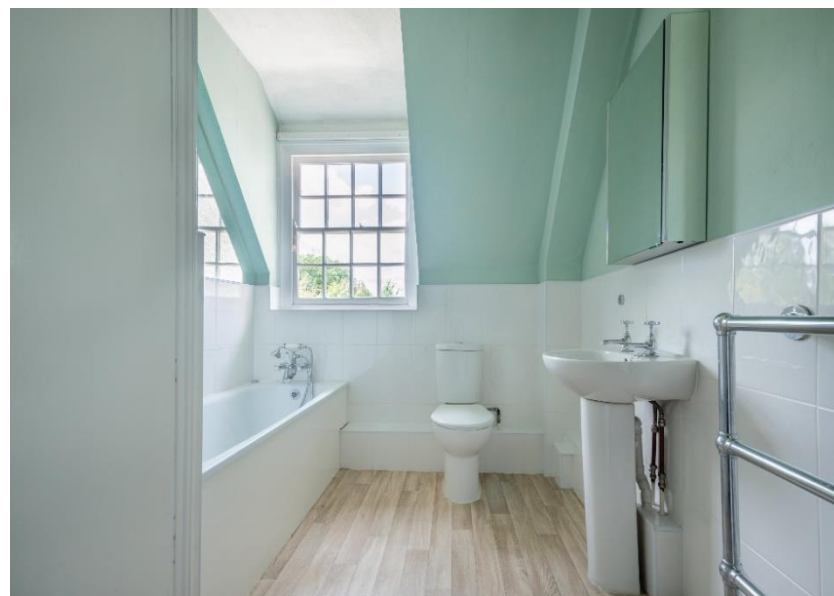
**Broadband:** Yes. Speed: Up to 63 mbps download, up to 14 mbps upload. **Phone Signal:** Likely with all major providers.

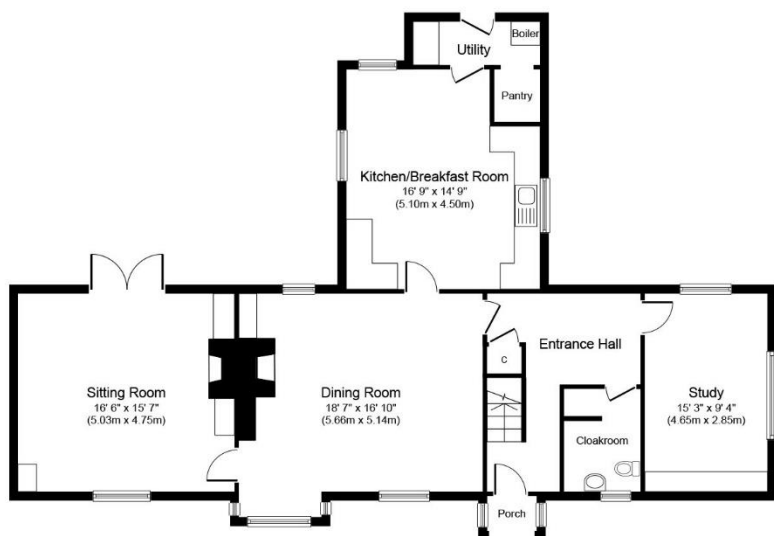
**WHAT3WORDS** tracks.chart.snippets

**AGENTS NOTE** For further planning details, please contact the office, or visit West Suffolk Planning Portal and use ref: DC/23/1452/HH

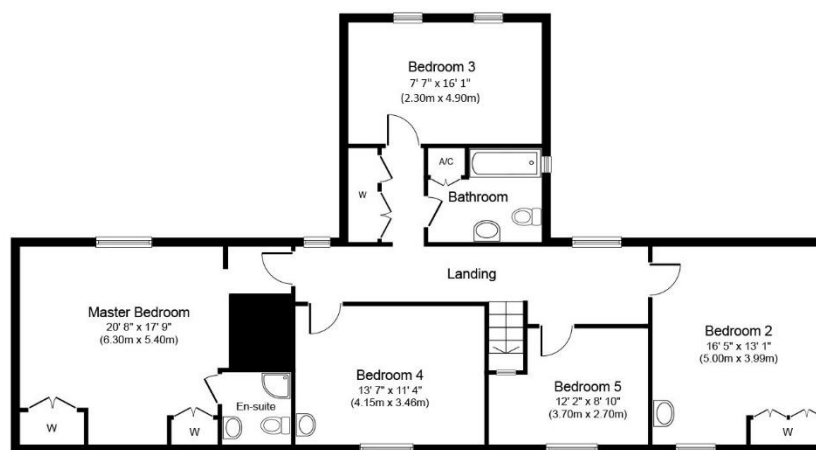
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

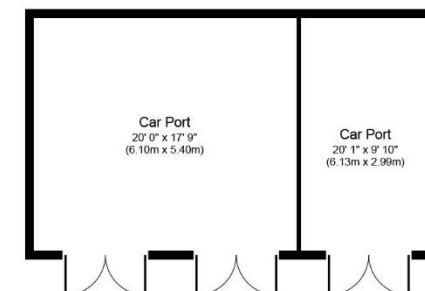




**Ground Floor**  
**Approximate Floor Area**  
**1,172 sq. ft.**  
**(108.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,176 sq. ft.**  
**(109.3 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**180 sq. ft.**  
**(16.7 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

