



**Regal Cottage,  
Kentford, Suffolk**

**DAVID  
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# Regal Cottage Bury Road, Kentford, Suffolk, CB8 7PT

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

A charming and beautifully presented Grade II listed detached cottage with annexe accommodation, measuring in excess of 1,800 sq. ft, set in the heart of this popular village. Rich in character throughout, the property offers flexible living space including four bedrooms (one with en suite), two reception rooms, a spacious kitchen/dining room, and a separate utility. Externally, it benefits from an enclosed rear garden, a large driveway, and a detached double garage with annexe or ideal home office potential.

## A stunning 1,800 sq. ft Grade II listed cottage with four bedrooms, a double garage, annexe/home office, and charming character throughout.

### Ground Floor

**ENTRANCE HALL/STUDY** A welcoming entrance hall full of character, featuring an impressive inglenook fireplace with open fire and stone hearth, exposed timber beams, and stairs rising to the first floor. Window to the front aspect.

**SITTING ROOM** A cosy yet spacious reception room with a large inglenook fireplace housing an inset gas stove, and a window to the front aspect.

**KITCHEN/DINING ROOM** A bright and sociable space fitted with a range of wall and base units with worktops over, gas Rangemaster cooker with extractor hood, integrated dishwasher, and a butler-style sink. Tiled flooring continues throughout, with a stable door opening to the rear garden. This dual-aspect room enjoys windows to both the side and rear. Stairs lead down to the utility room.

**UTILITY ROOM** Practical and well-equipped, with wall and base cupboards, worktops, inset stainless steel sink, and space/plumbing for both a washing machine and tumble dryer. Window to the side aspect.

**CLOAKROOM** Comprising a low-level WC, hand wash basin set in a vanity unit, tiled flooring, and a window to the rear.

**MASTER BEDROOM** A spacious principal bedroom with window to the rear aspect, separate dressing area, and access to the **ENSUITE** fitted with a walk-in double shower with tiled surround, low-level WC, hand wash basin set in a vanity unit, heated towel rail, tiled flooring, and window to the rear.

**BEDROOM 3** Double bedroom with a window to the front aspect.

### First Floor

**LANDING** Split landing with doors leading to:

**BEDROOM 2** A generous double bedroom with built-in wardrobes and dual aspect windows to the front and rear.

**BEDROOM 4** A further double bedroom with built-in cupboards and a window to the front aspect.

**BATHROOM** A stylish and contemporary suite comprising a freestanding bath, walk-in double shower, low-level WC, hand wash basin, and tiled flooring.

### Outside

The property is set behind an attractive front garden laid to lawn, bordered by mature trees and hedging, with a gated paved pathway leading to the front door. A shared gravel driveway to the side provides access to a large **DOUBLE GARAGE**, complete

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with power, lighting, water supply, and an electric car charging point. The rear garden is fully enclosed and mainly laid to lawn, complemented by established flower and shrub beds, hedging, and two paved patio areas—one accessed through a rose-covered pergola. There is also gated side access and direct access to the annexe accommodation above the garage via an external staircase.

## Annexe

A self-contained space with a small kitchen area including a sink and oven, Velux window to the side, and a separate cloakroom with WC and hand wash basin.

## Material Information

**SERVICES** LPG central heating (The tank is located underground in the rear garden and is owned by the current provider, Flogas, a standing charge of 41p a day is required (approx. £150 per year)). Mains water, drainage and electricity connected. NOTE: None of these services have been tested by the agent.

**EPC** Band D.

**LOCAL AUTHORITY** West Suffolk County Council.

**COUNCIL TAX BAND D.** (£2,181.89 per annum)

**TENURE** Freehold.

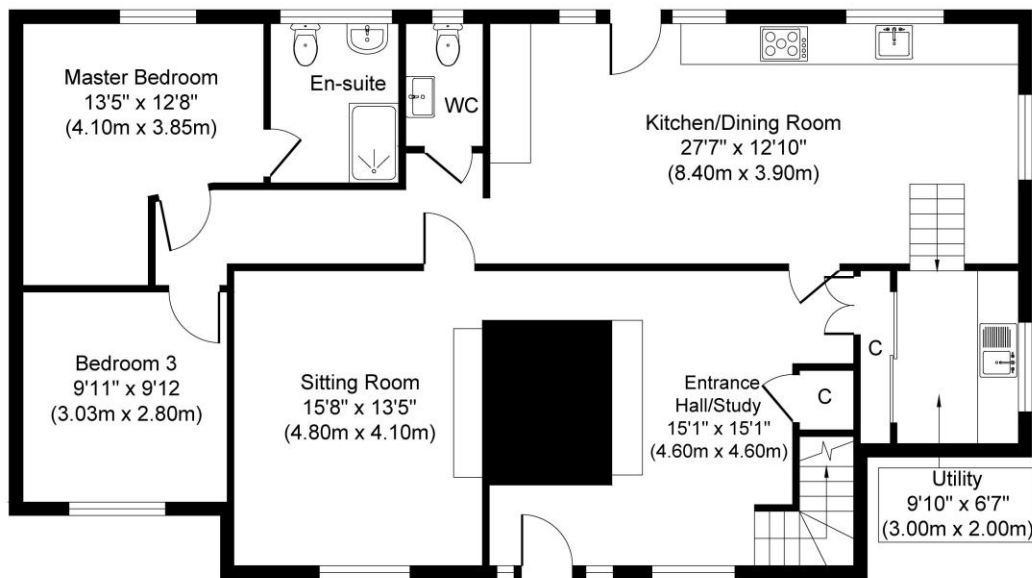
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** slug.firming.unwell

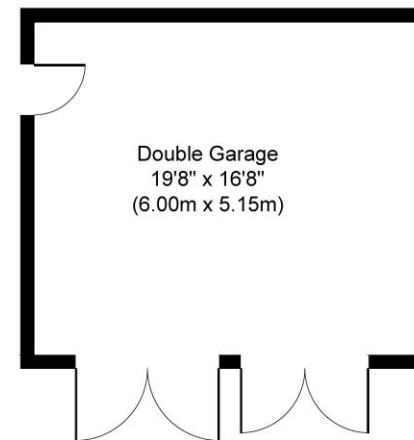
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.

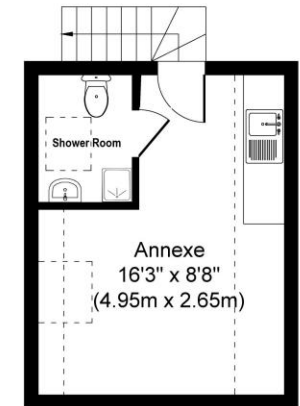




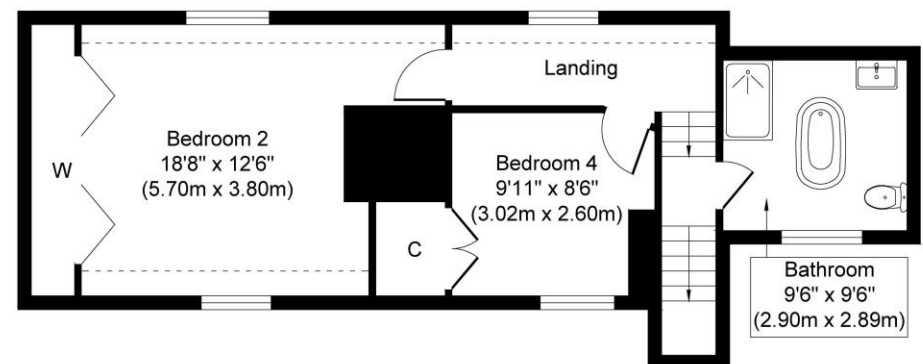
**Ground Floor**  
**Approximate Floor Area**  
**1202 sq. ft**  
**(111.67 sq. m)**



**Garage Ground Floor**  
**Approximate Floor Area**  
**298 sq. ft**  
**(27.66 sq. m)**



**Garage First Floor**  
**Approximate Floor Area**  
**184 sq. ft**  
**(17.06 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**517 sq. ft**  
**(47.98 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.



