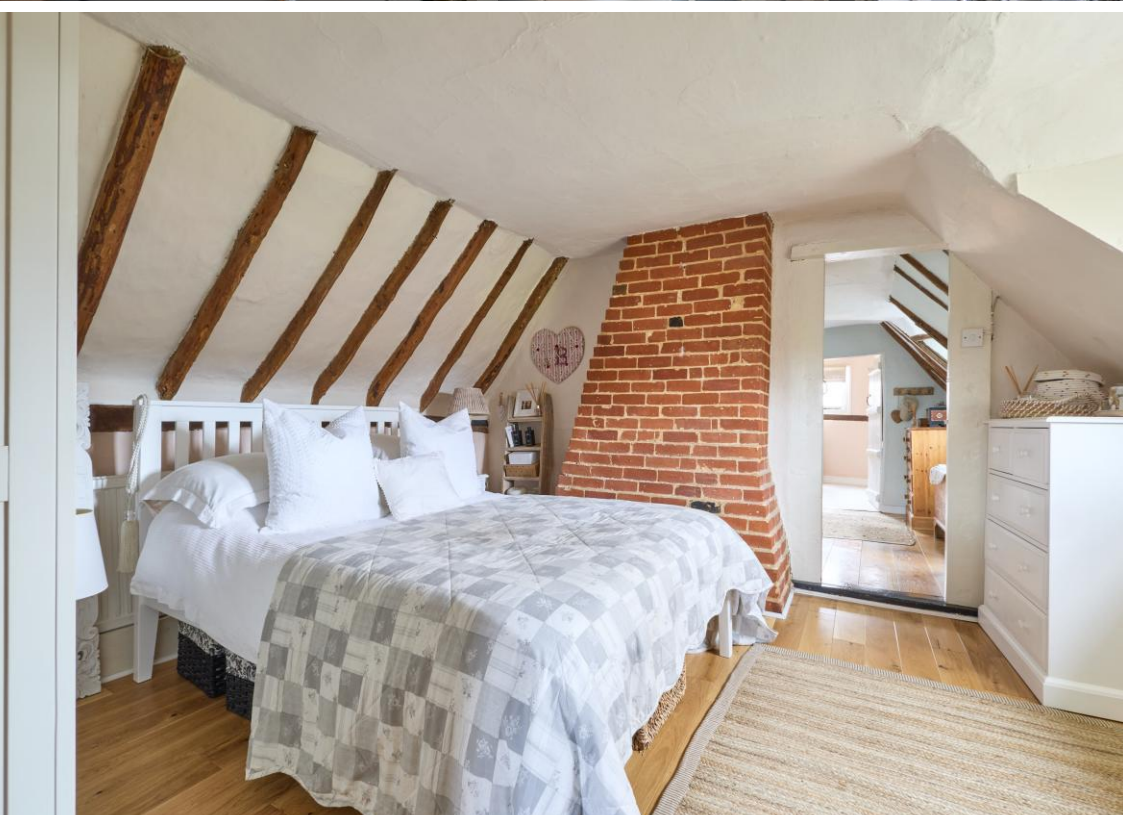




**School Cottage,
Wickhambrook**

**DAVID
BURR**





School Cottage, Cutbush, Wickhambrook, CB8 8XN

Wickhambrook is a lovely rural village with a vibrant community, served by a Public House, shop, school, surgery and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 9 miles, and Newmarket, 7 miles, in turn providing access to the A14 trunk road to London via the M11.

This charming former school master's cottage is situated in the heart of the village, conveniently located for local amenities. The property offers a delightful blend of original period features including inglenook fire places and exposed beams, alongside modern luxuries such as the particularly impressive open plan kitchen/dining room and modern bathrooms, all set within mature gardens with off-road parking, a garage, and studio/home office.

A charming detached period home situated in the heart of the village, within walking distance of a wide range of amenities.

Ground Floor

SITTING ROOM A charming room featuring an attractive inglenook fireplace, exposed beams, and an oak staircase rising to the first floor. Bay window to the front.

SNUG Another charming room featuring an inglenook fireplace, oak front door, and stairs leading to the first floor.

KITCHEN/DINING ROOM The hub of the home, this impressive recent addition to the property has created a lovely, light-filled living area with bi-fold doors opening to the garden. The kitchen is extensively fitted with a bespoke range of handmade units by the highly regarded local company, Suffolk Handmade Kitchens. It features base and wall units beneath quartz worktops, with a double Belfast sink inset. Integrated appliances include a RangeMaster cooker with five-ring hob, dishwasher, and space for an American-style fridge/freezer and wine cooler. A large central preparation island provides further storage and a breakfast bar. The kitchen cleverly blends original period character features, such as the exposed brick chimney breast, with dramatic glazed apexes that flood the room with natural light. Open-plan through to the:

FAMILY ROOM A cosy TV room with outlook over the rear garden.

UTILITY With space for a washing machine and quarried tile floor.

SHOWER ROOM Fitted with a modern white suite comprising a W/C, wash basin and tiled shower cubicle.

First Floor

LANDING Leads to:

BEDROOM 1 A delightful room, extensively fitted with built-in wardrobes and featuring a Juliet balcony overlooking the rear garden.

EN SUITE Well-appointed with a white W/C, wash basin, tiled shower cubicle, and heated towel rail.

BEDROOM 2 With exposed beams and brickwork, and outlook to the front.

BEDROOM 3 With storage cupboard, exposed beams, and outlook to the front.

BEDROOM 4 With outlook to the side and stairs leading down to the ground floor.

BATHROOM Tastefully fitted with a white W/C, wash basin, bath with shower over, and a heated towel rail.

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Outside

The property is situated down a no-through lane, adjacent to the school and backing onto the village playing fields - all just a short walk from the village store, doctors, and public house.

To the front, is a paved parking area, in turn leading to a **SINGLE GARAGE** with lighting, power connected, and a store room to the rear. The pretty front garden is lawned with mature beds and borders.

The rear garden is a true asset to the property, featuring an extensively paved dining terrace that leads onto a lawn flanked by mature beds, borders, trees, and shrubs - including an impressive mature willow. A pergola-covered dining area with lighting and heating provides a perfect space for outdoor entertaining. There is also a small pond and a useful **STUDIO / HOME OFFICE** with light and power connected. A former barn provides two useful storage sheds, and the gardens are equipped with external power and a variety of lighting.

SERVICES Oil fired central heating to radiators. Underfloor heating in the kitchen. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,745.60 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Traditonal timber framed construction under tiled roof.

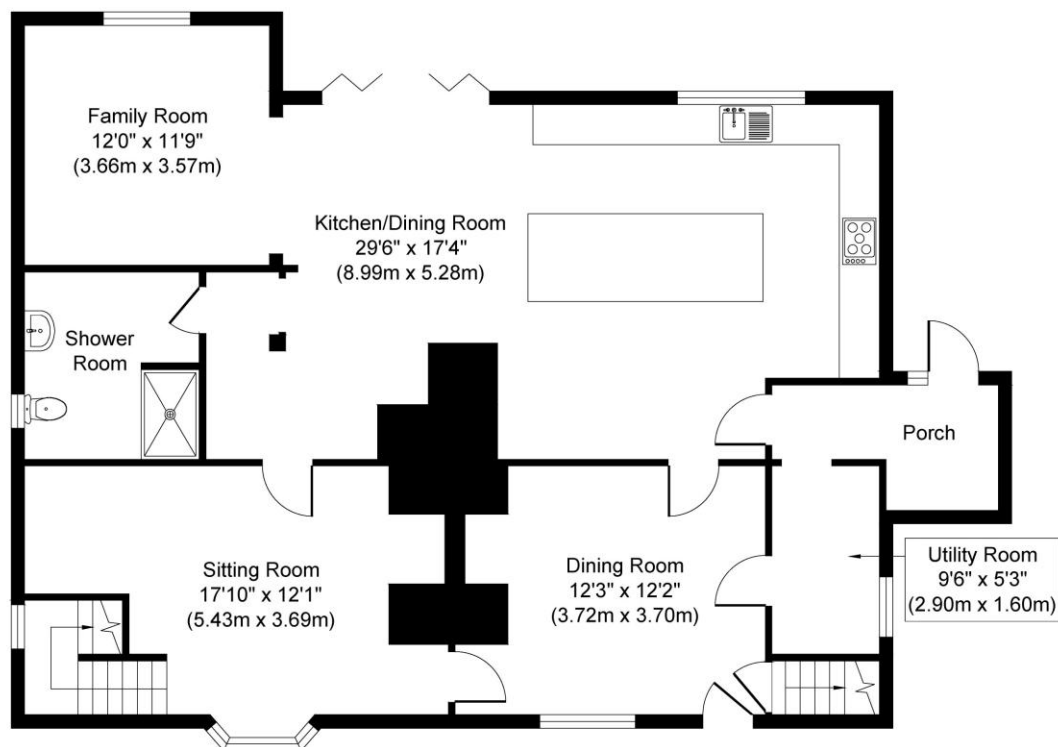
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS pocketed.spouse.amplifier

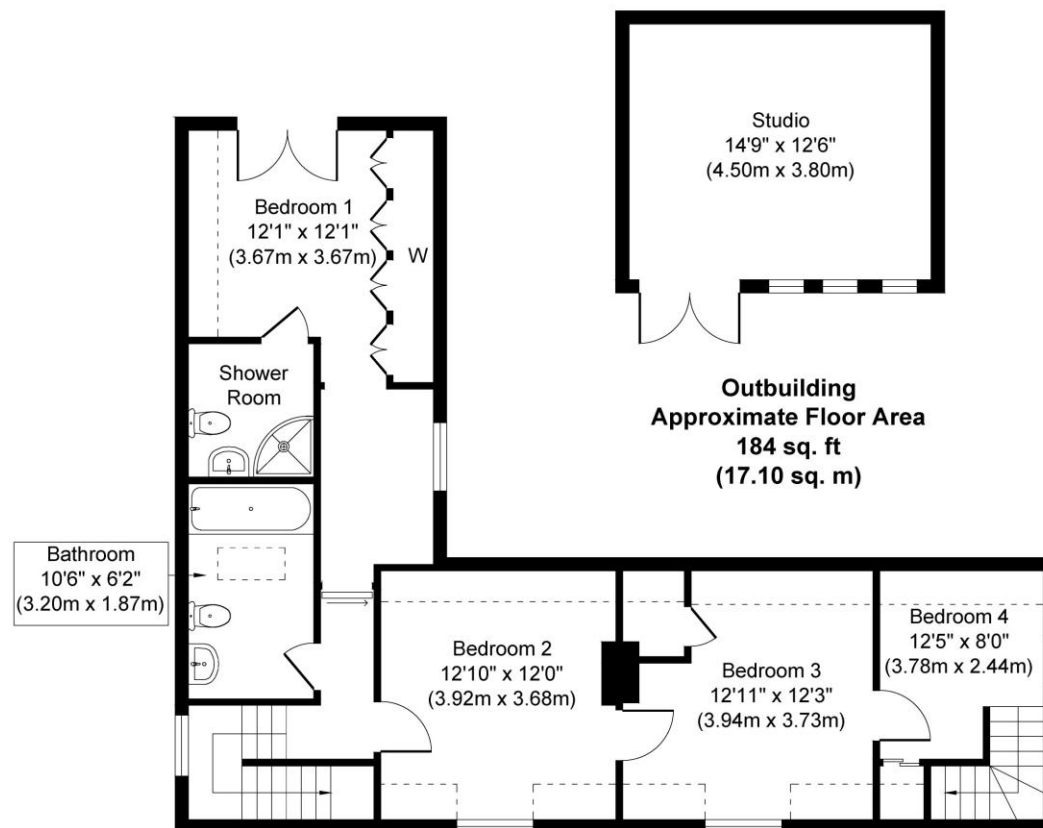
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,331 sq. ft
(123.70 sq. m)



First Floor
Approximate Floor Area
765 sq. ft
(71.07 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.



