



**Elms View,  
Dunstall Green, Ousden, Newmarket**

**DAVID  
BURR**



# Elms View, Dunstall Green, Ousden, Suffolk, CB8 8TZ

Ousden is a pretty village and civil parish which lies approximately 7 miles from the historic racing town of Newmarket and 9 miles from Bury St Edmunds. The village boasts attractive country views, a public house/restaurant, village hall hosting community events, playing fields, livery stables, a church and the famous Ousden House, a former Georgian stable and coach house in large grounds.

This substantial detached bungalow is situated in a quiet village location, backing onto countryside. The property offers 1800 sq ft of living accommodation including an impressive, open-plan living area and sits within generous gardens measuring 0.4 of an acre, with extensive parking, a double car port garage and self-contained annexe. In all about 0.4 of an acre.

## A spacious detached home with a separate annexe, set within 0.4 of an acre.

**KITCHEN/DINING ROOM** Extensively fitted with a range of units under granite worktops with a 1.5 bowl sink and drainer inset. Appliances include an AGA and AGA Companion, integrated dishwasher, and there is space for a fridge/freezer. The kitchen opens to the dining area with double doors opening to the garden and is also open plan to the:

**SITTING ROOM** A spacious room with a wood-burning stove, solid oak flooring, floor-to-ceiling window, and double doors to:

**CONSERVATORY** With engineered wood flooring, views over the garden towards the countryside, and double doors leading to the rear garden.

**STUDY** Currently utilised as a study but could be another bedroom, with wood burner, door, and windows to the front aspect.

**UTILITY ROOM** Fitted with a range of units, wash basin, plumbing for a washing machine, and cupboard housing the boiler and water softener.

**HALLWAY** With solid oak flooring, access to the airing cupboard, windows to the side aspect, and doors to:

**MASTER BEDROOM** A double room with built in storage and window to the front aspect. **En-Suite** comprising wash hand basin, shower cubicle, WC and window to the side aspect.

**BEDROOM 2** A double room with French doors to the rear. **En-suite** comprising wash hand basin, shower cubicle, WC, and window to the side aspect.

**BEDROOM 3** A double room with doors leading to the conservatory.

**FAMILY BATHROOM** With wash hand basin, bath with shower over, and WC.

### Outside

The property is approached via a gravel driveway providing ample parking and turning for several vehicles, in turn leading to the **DOUBLE CART LODGE** and **ANNEXE**. The annexe comprises a lobby area with kitchenette featuring a stainless-steel sink and drainer and plumbing for a washing machine. There is a shower room with shower, WC, and wash hand basin, and on the first floor a spacious landing with storage in the eaves and space for a fridge, and a bedroom with double-aspect outlook.

The property sits centrally within its plot and is found at the end of a private lane serving only a handful of properties. It is surrounded by lawned gardens with a south-facing terrace, ideal for alfresco entertaining, all set within a mature tree and hedge line, backing and fronting onto open countryside.

**In all about 0.4 of an acre.**

# Elms View, Dunstall Green, Ousden, Suffolk, CB8 8TZ

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND E.** (£2,718.01 per annum)

**EPC C.**

**TENURE** Freehold.

**LOCAL AUTHORITY:** Forest Heath District Council.

**AGENTS NOTE:** Solar panels providing earnings of £1,550 per year.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 59 mbps download, up to 11 mbps upload.

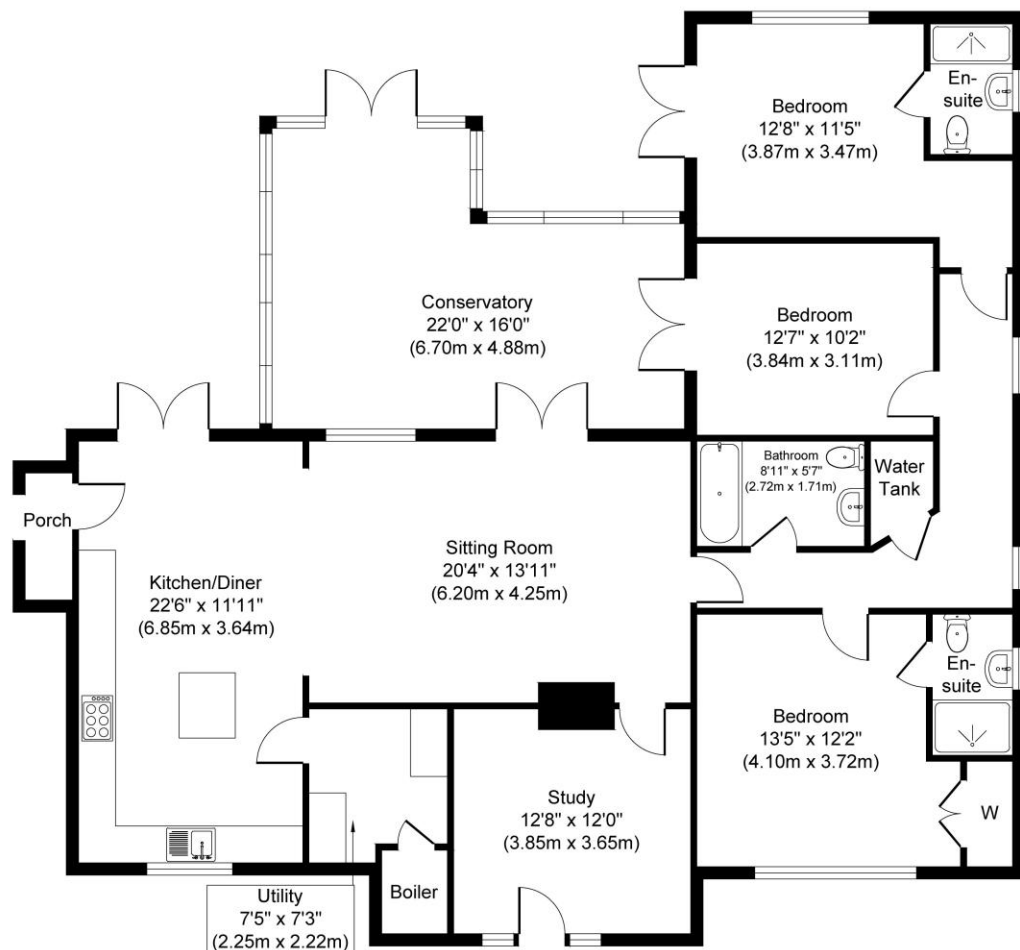
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** cleans.spelled.riverbed

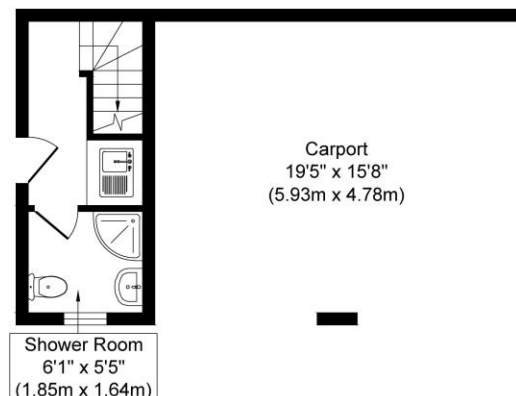
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.

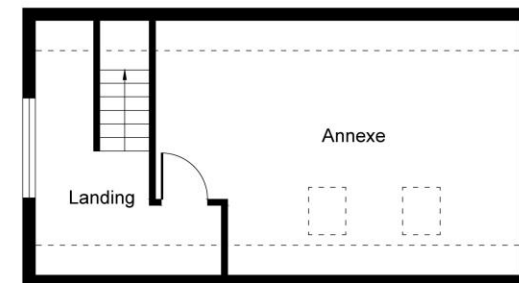




**Approximate Floor Area**  
1893 sq. ft  
(175.83 sq. m)



**Annexe Ground Floor**  
**Approximate Floor Area**  
94 sq. ft  
(8.75 sq. m)



**Annexe First Floor**

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.

