



**Cross Green, Cockfield, Bury St. Edmunds**

**Sheridans**



# Cross Green, Cockfield, Bury St. Edmunds IP30 0LG

Guide Price £525,000

This beautifully presented detached home has been much loved and improved to an extremely high standard by the current owner who is only moving for a particular bungalow in the village. Another feature of this fabulous property is the garden which has been thoughtfully designed, landscaped and planted. The house is situated in an exclusive close with only a couple of neighbours who we have been reliably informed are lovely.

The well balanced accommodation comprises of four good sized bedrooms on the first floor with the inclusion of an ensuite to the master bedroom as well as a modern family bathroom. You enter the property via the front door into a really light, airy and open reception hallway with attractive tiled flooring which in turn accesses the downstairs cloakroom, stairs to the first floor and the main living accommodation. The stylish kitchen overlooks the delightful garden and has been refitted to a high standard with an excellent range of base and eye level storage units with deep marbled quartz worksurfaces above. The living accommodation is very much open plan giving it a warm and sociable atmosphere as it flows from the kitchen area into the dining room and large dual aspect sitting room beyond. There are French doors that open onto the paved terrace that provides an ideal area to sit and enjoy the wonderful garden which provides a good area of lawn as well as a variety of carefully considered shrubs, trees and bushes. Additionally there is a covered Pergola and corner timber summerhouse bringing more interest to the space.

## Location

Cockfield is in West Suffolk, about 7 miles south of the market town of Bury St Edmunds, and close to historic Lavenham and Long Melford. Cockfield was awarded the title of Suffolk Village of the Year in 2012 and Suffolk Small Village of the Year in 2023, titles the whole village were very proud to receive and one it wears with pride. Cockfield is a lively village boasting many Clubs and Societies, two Churches, one Public House, Post Office, Village Shop and Primary School.

## Directions

From Bury St Edmunds head in a southerly direction along the A134 through the village of Sicklesmere towards Bradfield Combust. Then turn left signposted Lavenham. Follow the road where the turning for Candleford house can be found after approximately 0.4 miles on the right hand side.

## Outside

There are French doors that open onto the paved terrace that provides an ideal area to sit and enjoy the wonderful garden which provides a good area of lawn as well as a variety of carefully considered shrubs, trees and bushes. Additionally there is a covered Pergola and corner timber summerhouse bringing more interest to the space.

## Services

All mains services are connected. Oil fired central heating.  
Council Tax: Babergh Band: E

- Sought after village south of Bury St Edmunds
- Beautifully presented four bedroom detached house
- Light and bright entrance hallway with cloakroom
- Spacious luxury well equipped kitchen and utility room
- Open plan living accommodation including dining room and sitting room
- Ensuite to master bedroom and family bathroom
- Thoughtfully landscaped attractive garden
- Double garage and driveway
- Vendor suited

Broadband speed: Up to 73 mbps available (Source Ofcom)

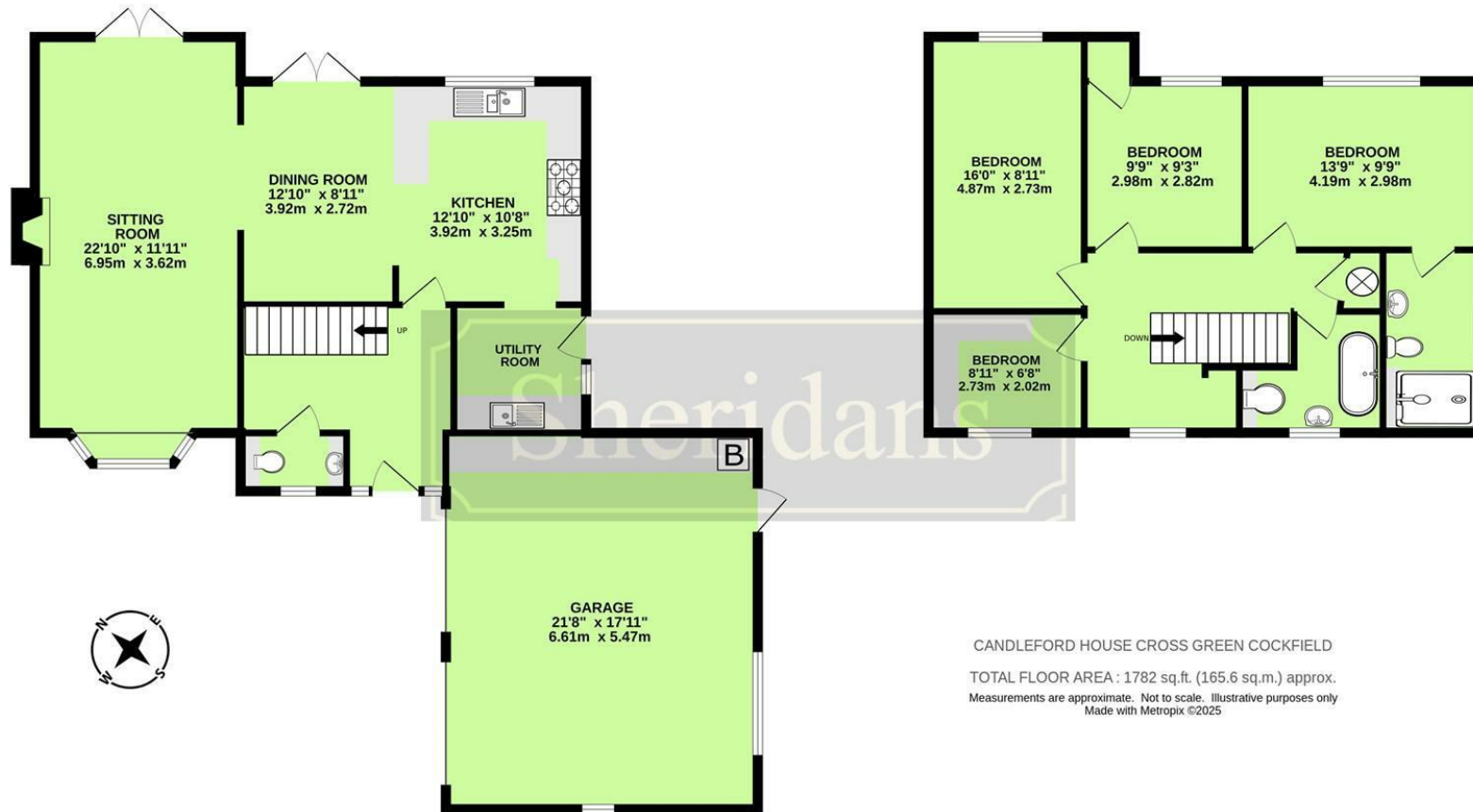
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low Risk (River & Seas)



GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.

1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



CANDLEFORD HOUSE CROSS GREEN COCKFIELD

TOTAL FLOOR AREA : 1782 sq.ft. (165.6 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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