



# MAPLE COTTAGE

Felsham | Suffolk



Chapman Stickels

# MAPLE COTTAGE, UPPER GREEN FELSHAM, BURY ST EDMUNDS IP30 0PL

Lavenham - 7 miles

Stowmarket - 7.5 miles (London Liverpool Street in 84 mins)

Bury St Edmunds - 11 miles

- Reception hall • Sitting room • Study • Kitchen / breakfast room •
- Utility room • Cloakroom • Four bedrooms • Two bathrooms •
- Private garden • Double garage • Off-road parking •
- Home office with en-suite shower •

## The Property

Covering almost 2,000 sq ft, this well-appointed detached home occupies a picturesque semi-rural setting overlooking Felsham's village green. Maple Cottage has undergone recent improvements to a high standard resulting in a comfortable and stylish family home.

Approached via the front garden behind a mature hedgerow, a welcoming reception hall with central staircase provides access to the extensive ground floor accommodation offering a spacious sitting room, with an attractive fireplace and inset log burner and French doors leading to the sun terrace outside. Adjacent is the study/snug with an inner hall connecting to the impressive open-plan kitchen/dining room. This beautiful space is a later addition to Maple Cottage and enjoys pleasant views of the garden from every aspect and offers bi-fold doors providing access to the raised sun terrace.

The stylish, bespoke kitchen is fully fitted with various base and eye level units combined with granite worktops and plinth lighting and a double butler sink with integrated appliances to include - Bosch double oven (pyrolytic), and microwave with a gas hob (LPG) and dishwasher. Beyond this room is a utility area fully fitted with useful floor to ceiling storage units, stainless steel butler sink, plumbing for washing machine and tumble drier and a water softener. This room provides internal access straight into the double garage, and opposite the utility lies a convenient ground floor cloakroom. Underfloor heating exists throughout the majority of the ground floor accommodation.

The comfortable and stylish accommodation continues on the first floor with a landing space providing access to the family bathroom and four bedrooms, all of which are of generous proportion with bedrooms one, two, and three all offering useful built-in wardrobes. The principal suite is a particularly striking room offering a vaulted ceiling with exposed timbers and large windows making this a light and airy space filled with natural light, and offers a luxurious en-suite bathroom benefitting from underfloor heating.

## A BEAUTIFULLY REFURBISHED FAMILY HOME IN AN IDYLIC VILLAGE SETTING WITH SEPARATE HOME OFFICE



Outside to the rear of Maple Cottage, the principal garden is fully enclosed and provides a good amount of privacy with a raised sun terrace to relax and enjoy the peaceful location. A valuable addition is the outside office, featuring UPVC double glazing, hardwood flooring with electric underfloor heating and an en-suite shower room. This versatile space lends itself to several different uses such as a studio, office or gym. Further to this, a courtyard to the rear of the double garage houses a workshop/shed providing excellent storage, and an external oil-fired boiler (replaced 2025) with oil tank. A side gate from the rear garden provides access to the front garden and a large brick paved drive providing ample off-road parking with a double garage benefitting from an electrically powered door.

**Location**

Felsham is a well-regarded village located South-East of Bury St Edmunds benefitting from a post office / village store and the Six Bells public house. The nearby market town of Stowmarket offers a good range of amenities and direct rail service to London Liverpool Street in under 90 minutes.

**Services**

Mains electricity, drainage and water. Oil fired central heating. Wet underfloor heating in kitchen/dining room with electric underfloor heating in cloakroom, entrance hall, front reception, ensuite and outside home office.

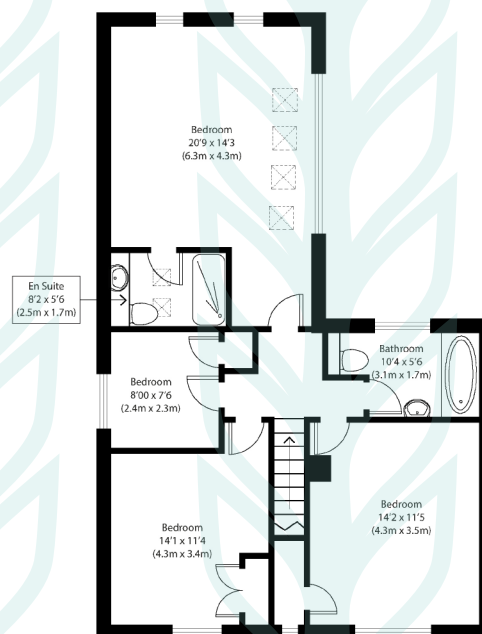
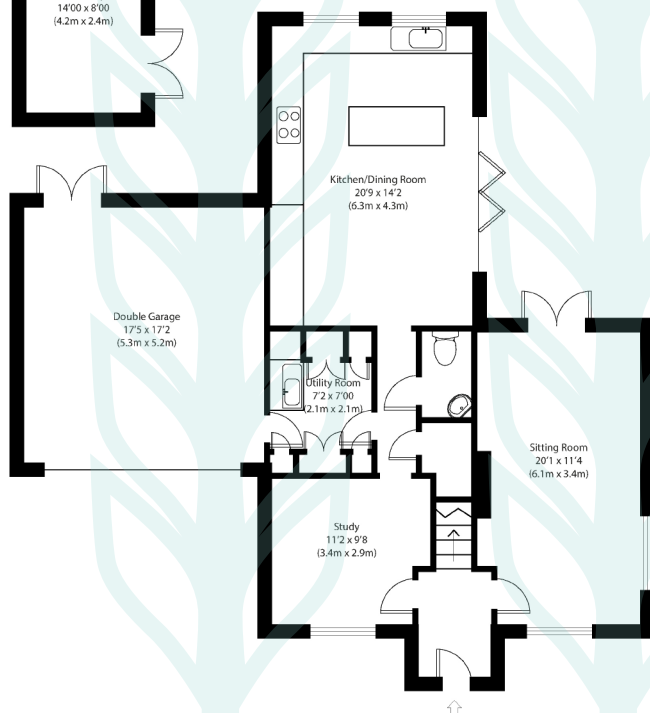
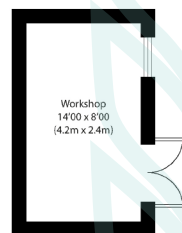
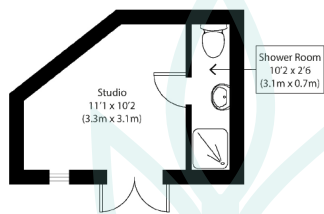
**Local Authority and Council Tax**

Mid Suffolk District Council  
Band D (2026)

**EPC Rating**

Current D (59). Potential C (70).





Approximate Gross Internal Area  
Main House 1965 sq ft (183 sq m)  
Outbuildings 310 sq ft (29 sq m)  
Total 2275 sq ft (211 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.photoshutters.co.uk

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