



**Westlea Cottage,
Wickhambrook**

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Westlea Cottage, Attleton Green, Wickhambrook, CB8 8YA

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 and the home of horse racing; Newmarket, both approximately 9 miles, in turn providing access to the A14 trunk road to London via the M11.

This charming Grade II Listed cottage is situated in a quiet location on the outskirts of the village within walking distance of amenities. The property has been extensively renovated in recent years, including the thatch in 2024, to create a delightful period home blending original period features including an impressive inglenook fireplaces and exposed timbers with a modern kitchen and luxurious bathrooms. Further benefits include delightful gardens, a garage, workshop and store.

A charming attached cottage in a quiet edge of village location overlooking countryside.

Entrance into:

ENTRANCE HALL A spacious and welcoming area featuring oak flooring, exposed beams and former inglenook fireplace with oak doors creating a storage cupboard. There is an oak door leading to the rear and useful study area enjoying a pleasant outlook to the front.

SITTING ROOM A lovely light room featuring full height windows overlooking the garden. Impressive inglenook fireplace with heavy oak bressumer over, oak flooring, exposed beams and a door leading to the rear.

SNUG/BEDROOM 4 A charming double aspect room featuring another former inglenook fireplace with oak doors, oak flooring and exposed beams whilst enjoying views to the front over the green.

KITCHEN Extensively fitted with a range of modern units under worktops with a double sink inset. Appliances include a double oven range cooker set within the inglenook, integrated dishwasher, plumbing for a washing machine and combination oven, whilst there is a useful pantry, exposed beams, oak flooring and opening through to the:

GARDEN ROOM A stunning room with vaulted ceiling, oak flooring and French doors opening to the gardens.

SHOWER ROOM Tastefully fitted with a WC, wash basin, heated towel rail, tiled shower cubicle and oak flooring.

First Floor

LANDING Features exposed beams and oak flooring.

BEDROOM 1 An impressive room featuring exposed beams and outlook over the gardens.

BEDROOM 2 Also featuring exposed beams, and a pleasant outlook over the adjacent green.

BEDROOM 3 With exposed beams and brick chimney breast, and outlook towards countryside.

BATHROOM Luxuriously fitted with a white WC, stone sink on vanity unit and freestanding bath with shower attachment, heated towel rail and oak flooring.

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Outside

The property is approached via a carriage gravel driveway providing parking for several vehicles in turn leading to an additional driveway leading to the **GARAGE AND STORE ROOM**, with light and power connected, with kitchen garden beyond featuring raised vegetable beds, a **large greenhouse**, and a useful **WORKSHOP** offering potential as a studio/office. Gated access leads to the rear garden enjoying a southerly aspect with brick dining terrace leading to the lawn, flanked by mature shrub beds and borders featuring spring flowers, roses and herbs, a small pond, meandering pathways with various seating areas following the sun.

SERVICES LPG gas central heating to radiators. 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 F. (TBC per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Timber framed under thatched roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 5500 mbps download, up to 5500 mbps upload.

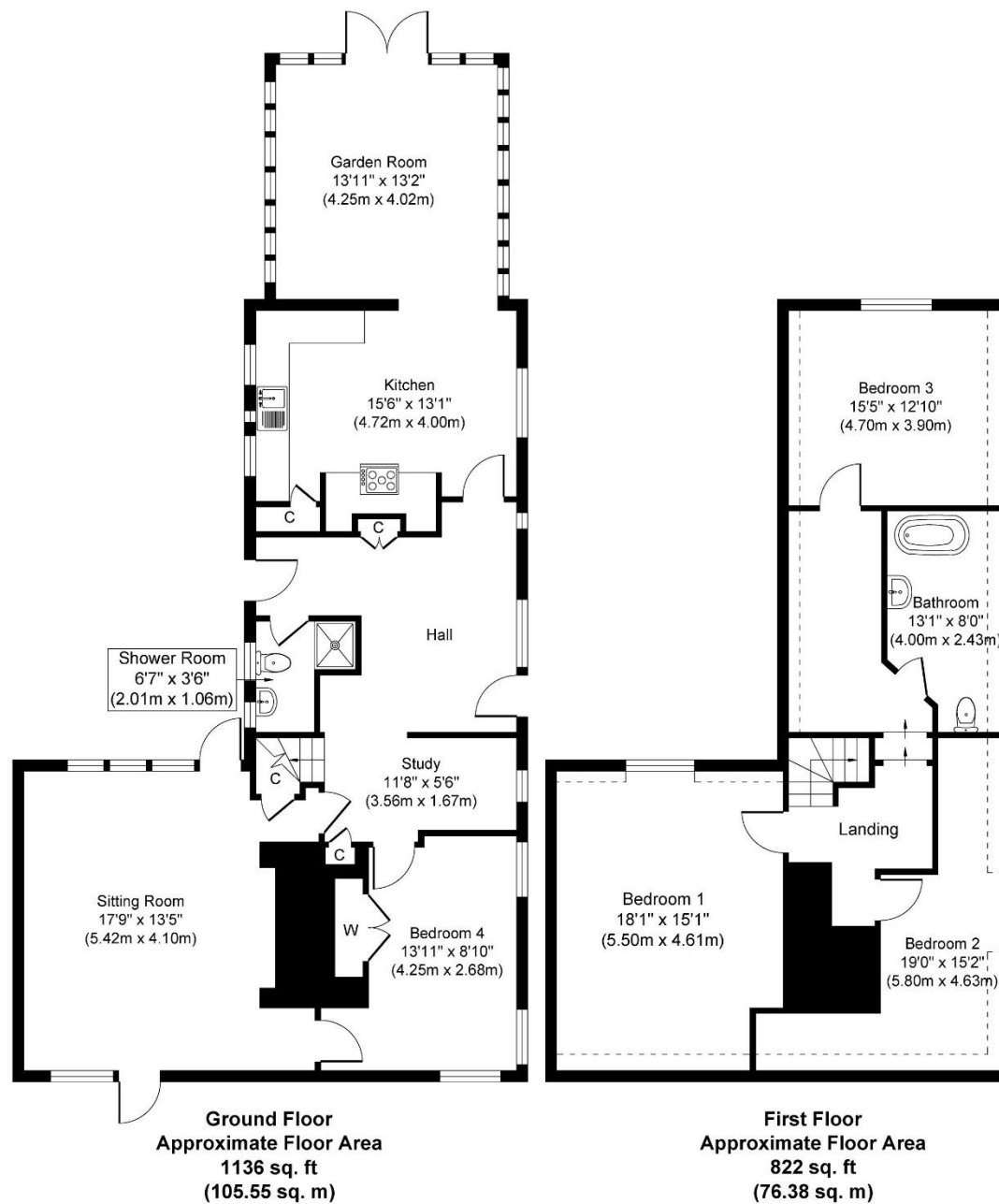
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS alarm.blueberry.fumes

VIEWING Strictly by prior appointment only through DAVID BURR.

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