



**New Cottage  
Langham, Suffolk**

**DAVID  
BURR**



# New Cottage, Stock Hill, Langham, IP31 3EE.

Langham is an attractive rural village characterised by a variety of individual properties from different periods, offering a peaceful countryside setting. Nearby Badwell Ash provides a range of everyday amenities including a public house and a general store, whilst more comprehensive facilities are available in the Cathedral town of Bury St Edmunds. The area is well positioned for access to the A14, providing links to the wider region, and a mainline rail service is available from Stowmarket with direct connections to London Liverpool Street. Distances are approximately: Bury St Edmunds 13 miles, Stowmarket 12 miles, Badwell Ash 3 miles, with the A14 approximately 6 miles and the A143 around 3 miles distant, and rail connections to London taking approximately 90 minutes.

A well-presented detached home set within a picturesque rural setting, enjoying far-reaching countryside views and a beautifully presented plot. The property offers well-balanced and versatile accommodation extending to approximately 1,410 sq.ft, including a particularly impressive open-plan kitchen/dining room, generous sitting room and three bedrooms, all complemented by established gardens, useful outbuildings and ample parking, making it well suited to both family occupation and those seeking a quieter lifestyle.

## A charming rural home with generous gardens and countryside views.

### KEY FEATURES:

- Attractive rural setting with countryside views
- Well-proportioned detached home
- Impressive open-plan kitchen/dining room
- Spacious sitting room with fireplace
- Separate study/home office
- Three bedrooms and family bathroom
- Established gardens with patio and greenhouse
- Driveway parking and carport

### Property Description

This appealing detached home offers a balanced mix of practical living space and individual character, ideally suited to modern day living. A welcoming entrance hall provides access to the spacious kitchen/dining room, the ground floor also includes a dual-aspect sitting room featuring a fireplace and views over the gardens, creating a comfortable and inviting living environment.

A particular feature of the property is the impressive open-plan kitchen/dining room, providing an excellent entertaining space with a range of fitted units,

ample work surfaces and direct access onto the garden. A separate study offers a useful space for home working, complemented by a ground floor cloakroom.

To the first floor, a generous landing leads to three well-proportioned bedrooms, all served by a family bathroom fitted with a bath and separate shower. The layout is practical and well arranged, offering flexibility for a range of purchasers.

### Outside

The property is set within attractive and well-presented grounds, predominantly laid to lawn with established planting, hedging and mature trees creating a private and enclosed setting. A patio area provides ideal space for outdoor dining and entertaining, whilst a greenhouse and useful outbuildings add further practicality. A driveway provides off-road parking and leads to a carport, with additional storage available via a timber shed.

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**SERVICES:** Mains water, electricity and private drainage. Oil fired central heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details. We believe that fibre optic broadband is available.

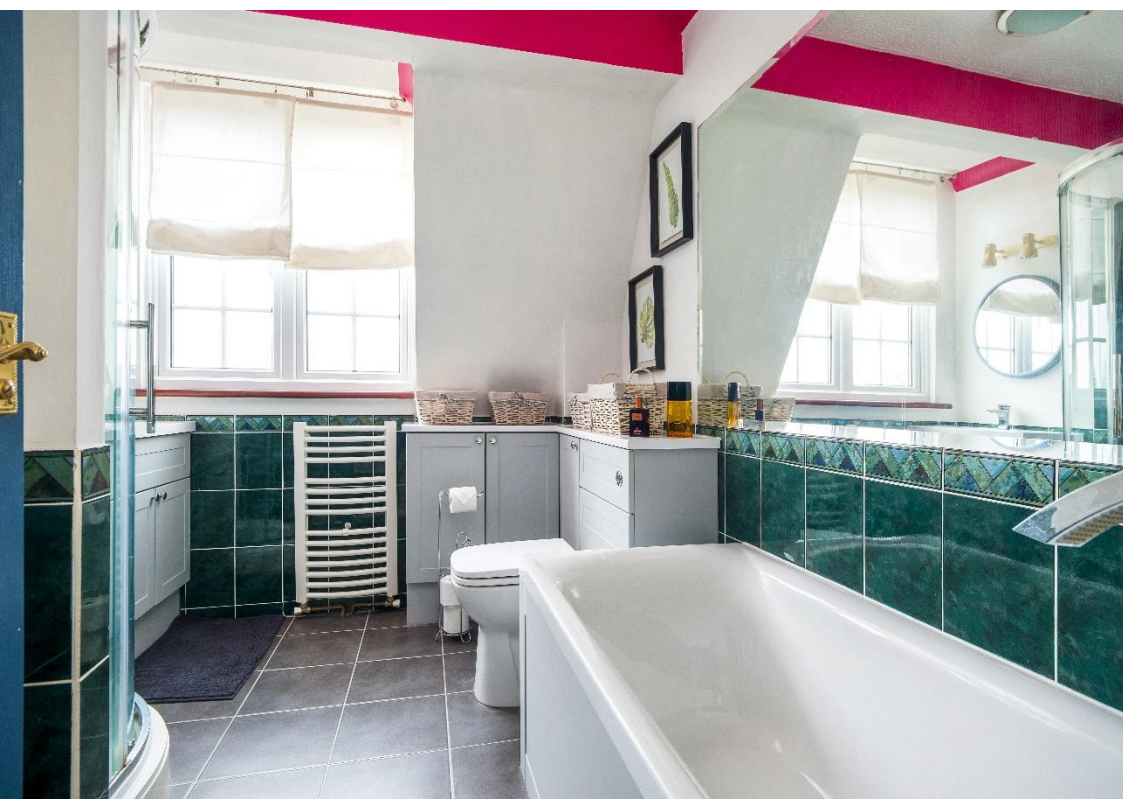
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**COUNCIL TAX:** Band D.

**EPC RATING: D**

**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.

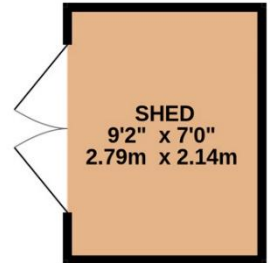
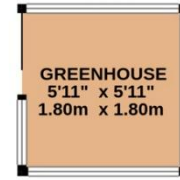






**TOTAL FLOOR AREA (approx.)**

Accommodation: 1410 sq.ft (131 sq.m) -  
Carport/Outbuildings: 248 sq.ft (23 sq.m)  
Measurements are approximate. Not to scale.  
Illustrative purposes only.  
Produced for David Burr Estate Agent.



**GROUND FLOOR**  
1004 sq.ft. (93.3 sq.m.) approx.



**1ST FLOOR**  
545 sq.ft. (50.7 sq.m.) approx.

