



**5 The Beeches,
Horringer, Suffolk.**

**DAVID
BURR**

5 THE BEECHES, HORRINGER, BURY ST. EDMUNDS, SUFFOLK.

Horringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

A spacious home offering scope for modernisation and occupying a quiet yet accessible location within one of the areas most desirable villages with the added benefit of a garage and parking. **NO ONWARD CHAIN.**

A spacious property in a sought-after area offering scope for modernisation. No onward chain.

ENTRANCE HALL: With stairs rising to first floor and understairs storage cupboard. Double doors to:-

SITTING ROOM: With bay window to the front aspect overlooking the front lawn. Open plan to:-

DINING ROOM: A flexible area with ample space for formal dining and entertaining with double doors opening to the:-

CONSERVATORY: With views over the rear gardens and sliding doors to the terrace.

KITCHEN: A range of matching wall and base units. Inset stainless steel sink with drainer and mixer tap. Electric hob with oven under. Fridge/freezer and spaces for further white goods to include a washing machine. There is a door to the side of the property and a window to the rear aspect.

First Floor

LANDING: Window to side elevation and doors to:-

PRINCIPAL BEDROOM: A substantial double bedroom with window to front.

BEDROOM 2: Double bedroom with window to rear.

BEDROOM 3: Window to front aspect.

FAMILY BATHROOM: With a white suite comprising hand wash basin and panel bath with shower attachment and shower screen over. Frosted window to rear.

CLOAKROOM: With WC and frosted window to rear.

Outside

The grounds are divided into front and rear gardens with the front being particularly attractive lawn interspersed with mature trees and hedging. There is a lovely outlook to the front elevation, bordered by a number of mature trees with countryside views beyond, the property is particularly well placed for countryside walks, etc. The rear gardens are also laid to lawn with a variety of specimen shrubs. There is personnel access to the:-

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GARAGE: With up and over door to front and a parking space.

The boundaries are defined by fencing and there is a further screened area for the oil tank.

Material Information

SERVICES: Main water, drainage and electricity and are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** C - £1,948.51 – 2025/26.

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP29 5SG

AGENTS NOTE: The property has spray foam insulation in the loft.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to 5500 Mbps (source Ofcom).

Mobile Coverage: EE, 02, Three and Vodafone – good outdoor (source Ofcom).

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SUBSIDENCE HISTORY: None disclosed.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None disclosed.

ASBESTOS/CLADDING: None disclosed.

RESTRICTIONS ON USE OR COVENANTS: None disclosed.

FLOOD RISK: Not aware of previous flooding history.

ACCESSIBILITY ADAPTIONS: None disclosed.

WHAT3WORDS: ///puns.providing.equipment.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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 whatever 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.



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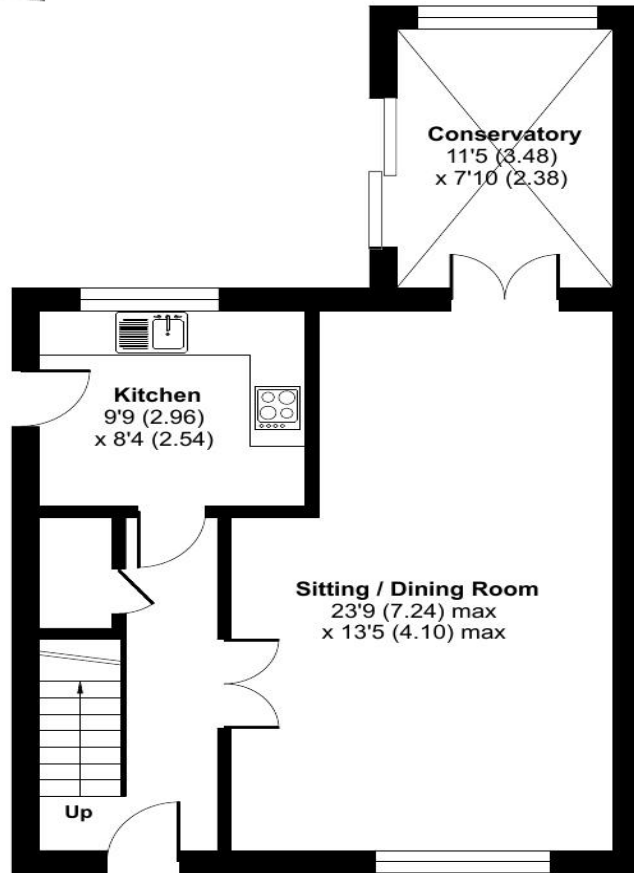
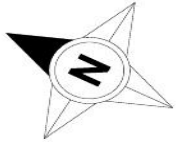
The Beeches, Horringer, Bury St. Edmunds, IP29

Approximate Area = 1081 sq ft / 100.4 sq m

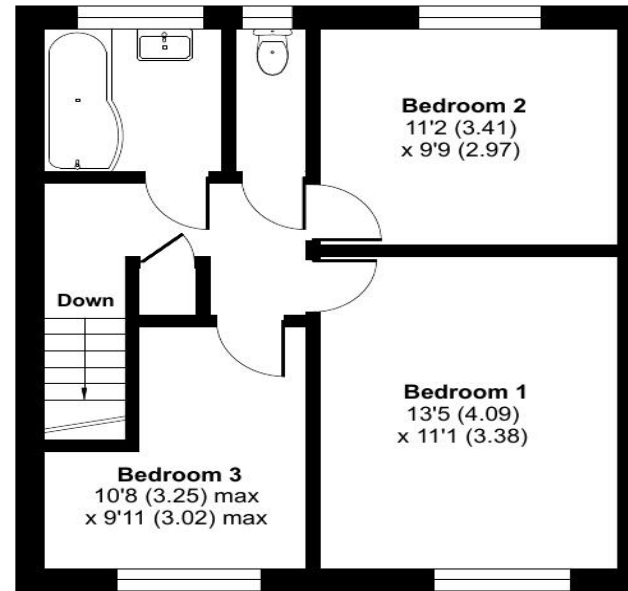
Garage = 157 sq ft / 14.5 sq m

Total = 1238 sq ft / 115 sq m

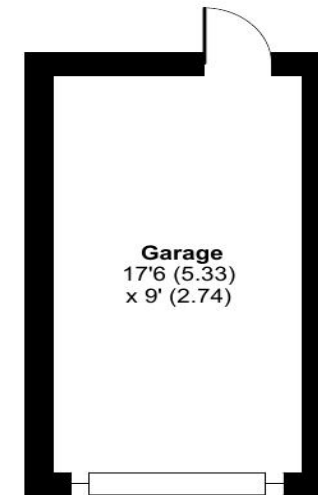
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David Burr Ltd. REF: 1478855

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

