



**Upper Green, Felsham, Bury St. Edmunds**

**Sheridans**



# Upper Green, Felsham, Bury St. Edmunds IP30 0PL

Guide Price £650,000

Maple Cottage is a beautifully presented and extensively refurbished detached family home, enjoying a particularly attractive position overlooking the village green in this highly regarded Suffolk village. The property has been thoughtfully extended and significantly enhanced to create a contemporary yet characterful home, finished to an exceptional standard throughout. Constructed of traditional brickwork, painted beneath a slate roof, the original cottage is complemented by a stylish two-storey extension clad in carefully chosen, sympathetic materials. The result is a seamless and harmonious blend of period charm and modern design, where old and new sit effortlessly together.

The property is entered via a welcoming entrance hall, setting the tone for the quality and style found throughout. The sitting room is a particularly impressive space, being triple aspect and flooded with natural light. French doors open directly onto the terrace, creating a wonderful connection with the garden. Wooden flooring, feature fireplace with inset wood-burning stove set on slate hearth and traditional-style column radiators combine to create a warm inviting atmosphere. To the front of the property is a versatile reception room, ideal for use as a family room, home office or playroom.

The heart of the home is the stunning kitchen/dining/family room, perfectly designed for modern family living and entertaining. The bespoke fitted kitchen features stone preparation surfaces, a double ceramic Belfast sink, twin side-by-side ovens (pyrolytic), five-burner gas hob (LPG) with extractor and fridge/freezer housing. A large central island with granite top provides additional storage, incorporates a microwave and offers space for seating - ideal for informal dining or social gatherings. Plinth lighting and limestone flooring with underfloor heating complete the space. Bi-fold doors open onto the terrace, making this a perfect setting for al fresco dining, entertaining or relaxation.

The utility room provides excellent practicality with floor-to-ceiling bespoke storage cupboards, undercounter sink and space for a washing machine. A stylish cloakroom completes the ground floor accommodation and is fitted with a concealed cistern WC and natural stone countertop basin.

Upstairs, four well-proportioned bedrooms are arranged off good sized landing. The principal suite is a luxurious retreat with vaulted ceilings, exposed trusses, rooflights and large windows that flood the space with natural light. The ensuite is beautifully finished with bespoke cabinetry, a walk-in shower and contemporary fittings. The remaining bedrooms are served by a luxurious family bathroom, again finished with bespoke joinery, a bath with shower over, wash basin and concealed cistern WC, complemented by plantation shutters. The accommodation flows exceptionally well and is light and airy throughout, offering a perfect balance of traditional character and contemporary design.

## Outside

The property is approached via a block-paved driveway providing ample parking and access to the double garage with electric sectional door and rear courtesy door. Maple Cottage presents an attractive frontage with mature wisteria, slate pathways, lawn infills and well-stocked borders. Gated contemporary fencing leads to a wrap-around garden, mainly laid to lawn with a raised terrace adjoining the kitchen and sitting room, ideal for outdoor entertaining. Mature planting creates a peaceful setting, while a large workshop/shed to the rear of the garage offers excellent storage and houses the external Grant oil-fired boiler (replaced 2025) and oil tank, discreetly screened.

A valuable addition is the garden pod, featuring UPVC double glazing, hardwood flooring with electric underfloor heating and a contemporary shower room. This versatile space is ideal for use as a gym, home office or for running a small business, subject to any necessary consents.

## Location

The property enjoys a prime setting overlooking the village green within the heart of the conservation village of Felsham, which benefits from a strong community and local amenities including a pub, church and garage. Old Buckenham Hall preparatory school is just 2 miles away, while Bury St Edmunds and Stowmarket are both around 8 miles distant, offering extensive facilities and rail links to London. The A14 is approximately 5 miles away, providing convenient access to Ipswich, Cambridge and London Stansted Airport.

- Beautifully refurbished and extended detached home
- Stunning open-plan kitchen with island and bi-fold doors
- 2 further reception rooms
- Utility and cloakroom
- Four bedrooms - vaulted principal room with luxury ensuite
- Finished to high specification
- Versatile garden pod with shower room
- Double garage, driveway parking and workshop/store
- Wrap-around gardens with raised entertaining terrace
- Prime village-green setting in a sought-after Suffolk village

## Directions

From Bury St Edmunds, proceed in a south-easterly direction through Sicklesmere. After approximately three miles, turn left onto the B1113, signposted towards Felsham and Stowmarket and continue. Upon entering Felsham, follow the road into the centre, where the village green and property can be found.

## Services

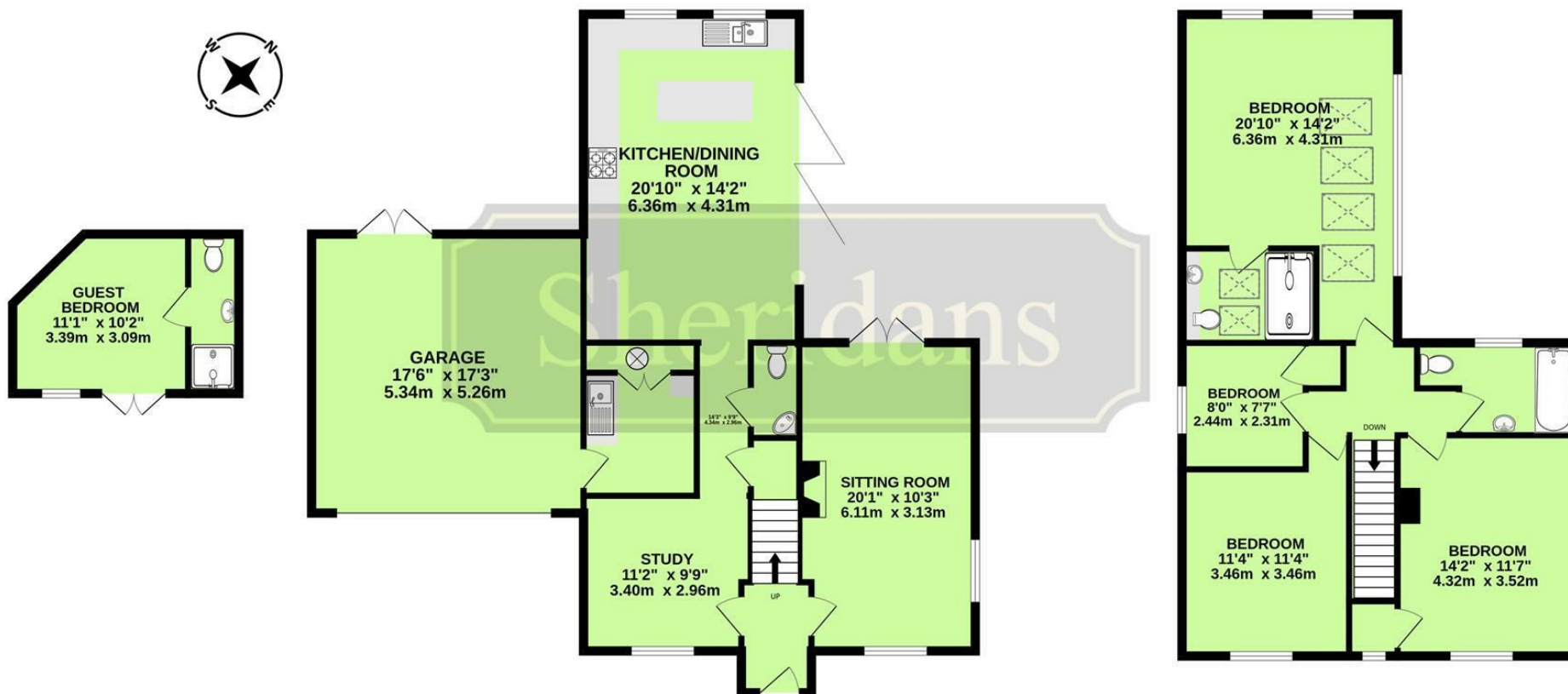
Mains electricity, drainage and water. Central heating; Oil fired Wet underfloor heating in kitchen/dining room with electric underfloor heating in cloakroom, entrance hall, front reception, ensuite and garden pod.  
Council - Mid Suffolk - Tax band - D  
Broadband speed: up to 80mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Very Low (Source gov.uk)  
Conservation area



## GROUND FLOOR

## 1ST FLOOR

TOTAL FLOOR AREA : 1421sq.ft. (132.0 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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