



Oak Lane, Rougham, Suffolk, IP30 9JX

**MARK · EWIN**  
BURY ST EDMUNDS



## Oak Lane, Rougham, Suffolk, IP30 9JX

A beautifully presented and attractive cottage located in the village of Rougham and benefitting from off-road parking and a garage.

The accommodation on the ground floor comprises a spacious entrance hall leading to a sitting room with feature fireplace, dining room opening onto the garden and a modern kitchen/breakfast room. The kitchen offers an attractive range of wall and base level units and incorporates a built-in oven, microwave, hob, dishwasher and washing machine. Further benefits include a convenient cloakroom accessed from the hallway.

On the first floor, there are three bedrooms, the principal benefits from an ensuite featuring a free-standing bath. The family shower room, located off the landing, completes the accommodation on offer.

Outside, parking is offered via a driveway to the rear along with a single garage. The delightful rear garden is mainly laid to lawn with two patio areas and planted beds hosting a variety of flowers and shrubs.

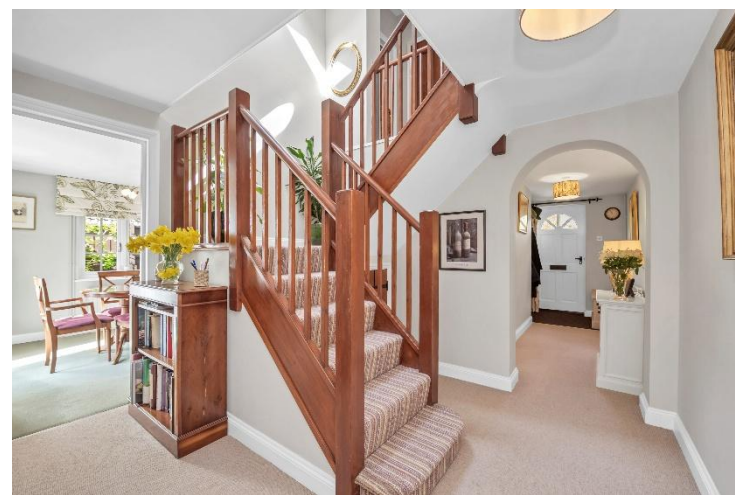
### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage.

Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Travelling along the A14 leave at Junction 45, at the roundabout take your first left, passing under the A14 heading along Stow Lane, at the end of the road turn left heading into Blackthorpe along Almshouse Road, turn left onto Church Lane passing the Primary School and turn right onto New Road heading into the village of Rougham. Turn right and then right again onto Moat Lane and continue along this road and the property can be found on the left just after the turning into Oak Lane.

### Location

Rougham is a popular Suffolk village located just east of Bury St Edmunds, offering an appealing mix of rural surroundings and convenient access to the town's excellent range of amenities, schooling, and leisure facilities. The village enjoys a public house, shop/post office and sports hall and is well known for Blackthorpe Barn, a popular local destination offering seasonal events, crafts, and shopping. With excellent access to the A14 and surrounding countryside, Rougham is a sought-after location for those seeking village living within easy reach of town and transport links.

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**Accommodation:**

Entrance Hall 10' 9" x 21' 5" (3.27m reducing to 1.30m x 6.54m)

WC 6' 2" x 2' 11" (1.89m x 0.90m)

Sitting Room 15' 7" x 12' 0" (4.75m x 3.67m)

Dining Room 8' 11" x 9' 7" (2.71m x 2.92m)

Kitchen 13' 10" x 10' 4" (4.21m reducing to 3.06m x 3.16m)

Landing 17' 7" x 9' 11" (5.36m x 3.01m reducing to 0.89m)

Bedroom 12' 2" x 10' 1" (3.70m x 3.07m)

Ensuite 7' 3" x 9' 2" (2.20m x 2.80m)

Bedroom 10' 5" x 10' 2" (3.18m x 3.09m)

Bedroom 9' 11" x 6' 6" (3.02m x 1.99m reducing to 1.58m)

Rear Garden

Parking & Garage

**Additional Information:**

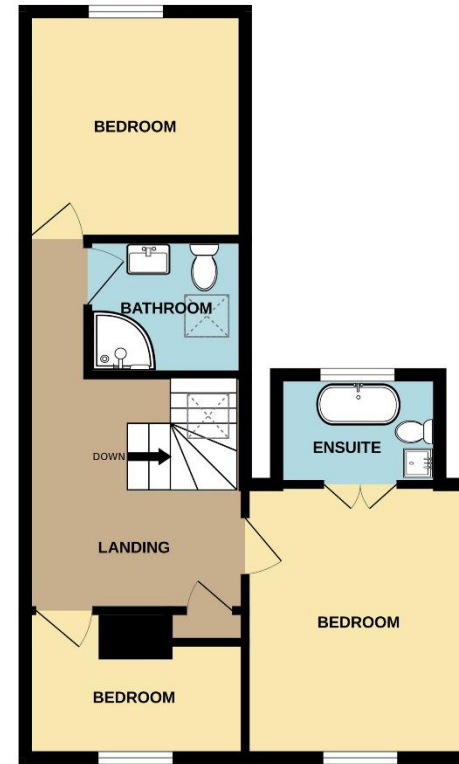
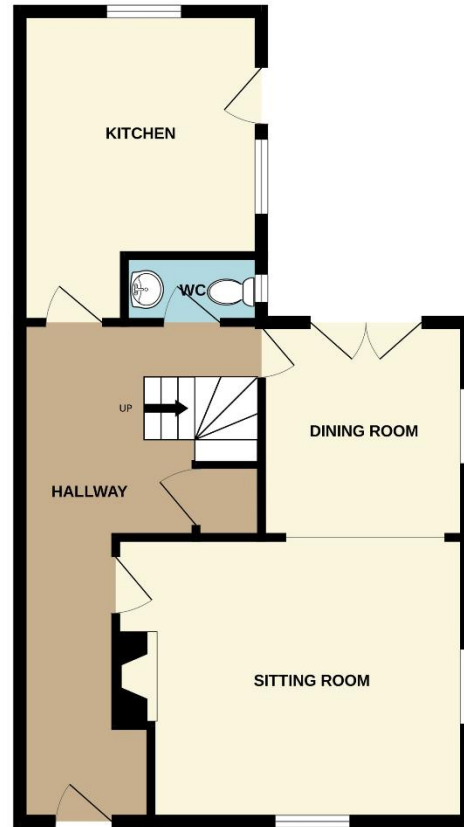
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

**Guide Price £400,000**  
**Freehold**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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