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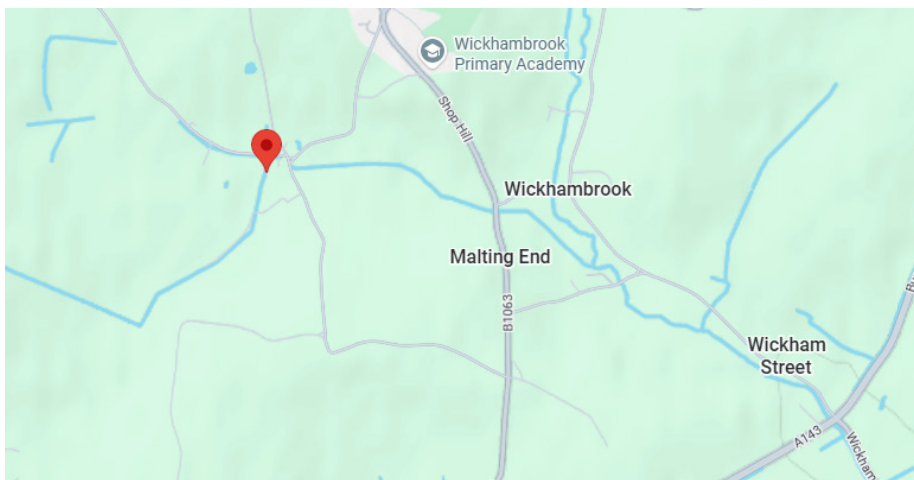
Highfield House

Wickhambrook, Suffolk

Highfield House

Attleton Green, Wickhambrook, Suffolk CB8 8YA

This spacious circa. 2,200 sq.ft modern farmhouse is situated in a quiet semi-rural village location within a short drive of the village amenities. The property enjoys gated off-road parking, a stable block and rear gardens.



- Spacious circa. 2,200 sq.ft modern farmhouse
- Situated in a quiet semi-rural village location
- Short drive of the village amenities
- Gated off-road parking
- Stable block
- Rear gardens

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

The ground floor features a generous tiled vestibule, opening into a generous HALLWAY with staircase leading to the first floor with storage beneath and doors opening to the charming SITTING ROOM with a raised log-burning stove within a brick hearth, with French doors opening to the rear. KITCHEN comprehensively fitted with a range of wall and base units under worktop with Butler sink inset, range cooker and two sets of French doors leading out. Door opening into UTILITY ROOM with a further range of base units under worktop with Butler sink and a door to the rear.

FIRST FLOOR

There are THREE generous double BEDROOMS and a spacious landing with staircase leading to the Second Floor. All three bedrooms enjoy En-Suite bathrooms and the Master Bedroom also enjoys an En-Suite Dressing Room.

SECOND FLOOR

The Second Floor incorporates TWO further double BEDROOMS with a further En-Suite Shower Room.



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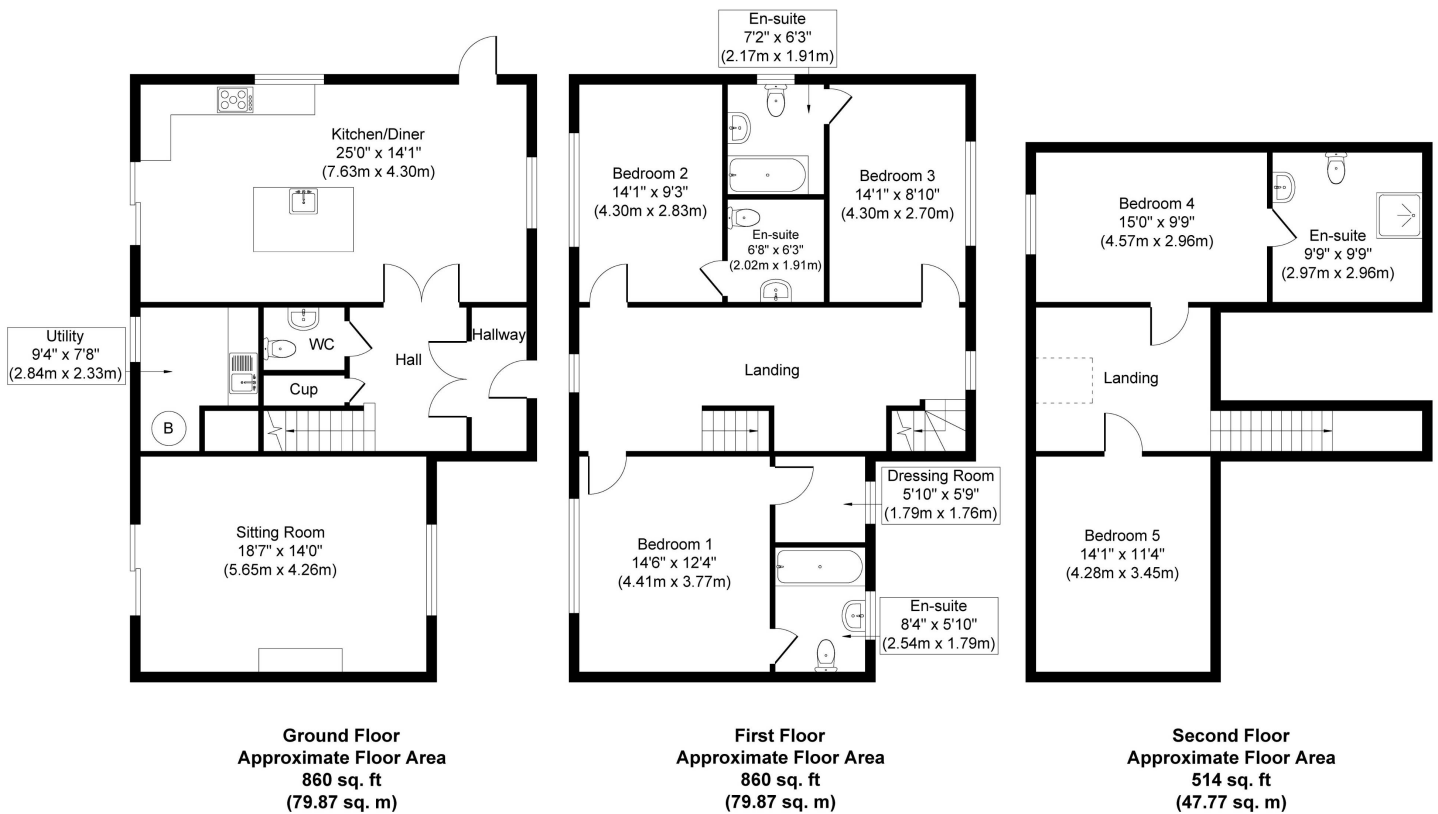
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EXTERIOR

The property is approached via a traditional five bar gate, opening into an extensive driveway with parking for multiple-vehicles and a Stable Block for storage. Gates to either side of the property lead through to the rear gardens which feature an area of traditional lawn, set adjacent an extensively paved dining terrace, all enclosed with border fencing and edging.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Wickhambrook, Suffolk

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, approximately 9 miles, in turn providing access to the A14 trunk road to London via the M11.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: E. £2,874.02 per annum.

PROPERTY POSTCODE: CB8 8YA.

TENURE: To let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys

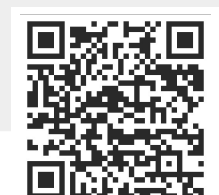
COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 5,500 mpbs download, up to 5,500 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk