



Sudbury Road, Sicklesmere

Sheridans



Sudbury Road, Sicklesmere IP30 0TJ

Guide Price £945,000

A substantial and beautifully presented detached family residence, offering spacious and highly versatile accommodation, set within generous and private gardens approaching 0.7 acres, in a well-connected village location on the edge of Bury St Edmunds.

Victoria House is an impressive modern home, constructed in 2005 within the former grounds of The Old Victoria Public House, once part of the Rushbrooke Estate. The property occupies a tucked-away position, set well back from the road and screened by mature hedging, affording both excellent privacy and a strong sense of arrival.

The accommodation, extending to approximately 2,766 sq.ft., has been thoughtfully arranged to suit contemporary family living, with a light-filled and stylish interior that remains warm and welcoming throughout.

A spacious entrance hall leads to a series of well-balanced reception rooms. The sitting room is particularly inviting, centred around a wood-burning stove set within a fireplace, complemented by bespoke fitted shelving. French doors open directly onto the rear terrace, providing a seamless connection to the gardens beyond. A separate dining room offers an elegant space for more formal entertaining, whilst a dedicated study provides an ideal environment for home working.

Undoubtedly, the focal point of the house is the impressive open-plan kitchen/breakfast room. This exceptional space has been fitted with a stylish range of contemporary units, complemented by stone work surfaces, a central island and integrated appliances. There is ample space for both informal dining and relaxed seating, creating a sociable and practical family hub. Bi-fold doors open onto the

terrace, allowing for excellent natural light and an effortless flow between inside and out. A utility room and cloakroom further enhance the practicality of the ground floor.

To the first floor, five well-proportioned bedrooms are arranged around a central landing. The principal bedroom is of particularly generous proportions, featuring fitted storage and access to bathroom facilities. The remaining bedrooms are all well presented, offering flexible accommodation for family and guests, served by a well-appointed family bathroom which includes both a bath and separate shower.

Outside

Victoria House is approached via gated access leading onto an extensive gravel driveway, providing ample parking and turning space. A detached double garage is positioned to one side, together with a useful adjoining store, offering excellent ancillary accommodation.

The gardens are a particularly notable feature, extending to approximately 0.689 acres (subject to survey). Predominantly laid to lawn and enclosed by mature hedging and trees, the grounds provide a high degree of privacy and a delightful outlook over the surrounding countryside. To the rear, a substantial terrace offers the ideal setting for outdoor dining and entertaining, easily accessed from the principal living areas and enjoying views across the established gardens.

Location

Sicklesmere is a highly regarded and conveniently placed village, located just to the south of Bury St Edmunds. The historic market town provides an excellent range of schooling, shopping, and leisure facilities, together with a thriving cultural scene. The surrounding countryside offers an abundance of walking and outdoor pursuits, whilst the location provides good access to road links connecting to Cambridge, Ipswich and beyond.

- Substantial detached family home
- Five bedrooms and well-balanced accommodation
- Impressive open-plan kitchen/breakfast/living space
- Sitting room with wood-burning stove and garden access
- Separate dining room and study
- Contemporary kitchen with island and integrated appliances
- Generous plot extending to approximately 0.689 acres (stms)
- Large terrace ideal for outdoor entertaining
- Detached double garage with additional store
- Extensive gravel driveway with gated access

Directions

From Bury St Edmunds proceed south towards Sudbury on the A134. Follow the road into Sicklesmere and the property can be found on your left hand-side, just past the village shop and the turning to Bradfield St George.

Services

Oil fired central heating. Mains electricity, water and drainage.
Council Tax: West Suffolk Band: G
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk





GROUND FLOOR

1ST FLOOR

GARAGE

TOTAL APPROX. FLOOR AREA 2766 SQ.FT. (257.0 SQ.M.)

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. 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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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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