

Knox Lane, Bardwell, Bury St. Edmunds

Sheridans









Knox Lane, Bardwell, Bury St. Edmunds IP31 1AX

Offers Over £595,000

Occupying a tucked-away elevated position on the edge of the picturesque village of Bardwell, Milford Cottage is an impressive detached family home offering beautifully proportioned accommodation extending to approximately 2,100 sq.ft., together with a detached cart lodge, workshop and delightful south west facing gardens backing onto open countryside and farmland.

The property has been built to a very high standard and displays an attractive blend of traditional brick elevations and modern styling, creating a striking home that is both practical and elegant. A generous driveway provides ample off-road parking and leads to the detached cart lodge and adjoining workshop.

The accommodation is centred around a welcoming reception hall, from which the principal reception rooms flow effortlessly. The spacious sitting room enjoys excellent natural light and opens directly onto the rear terrace through glazed doors, creating a seamless connection with the garden. Adjoining this is a separate dining room, ideally suited to both formal entertaining and family gatherings.

A well-appointed kitchen/breakfast room forms the heart of the home, offering ample space for day-to-day family life, whilst a useful utility/boot room provides practical secondary access. Of particular note is the substantial family room, a wonderfully versatile space which could be utilised as a playroom, hobbies room, additional reception area or even an annexe. A separate study offers an ideal work-from-home environment. Completing the ground floor is a cloakroom.

On the first floor, the superb vaulted principal bedroom, has an en-suite and enjoys a delightful outlook across the garden and benefits from direct access onto a private balcony, an ideal spot for morning coffee or evening relaxation. Three further double bedrooms are served by family bathroom facilities, creating flexible accommodation suited to a variety of lifestyles. A large loft area offers further potential.

Outside

Outside, the rear garden has been thoughtfully landscaped and provides an excellent degree of privacy. A generous terrace immediately abuts the property, creating a wonderful entertaining space for al fresco dining, whilst areas of lawn are framed by mature borders and established planting. The shared private driveway leads to the front of the house and driveway providing ample vehicle parking. A detached oak framed and weather boarded double bay cart lodge and workshop, further enhance the property's appeal, offering useful storage and potential for those requiring space for hobbies or practical pursuits.

Location

The property enjoys a delightful semi rural setting in an elevated position backing onto open countryside and farmland. The pretty village of Bardwell is located approximately ten miles to the north east of Bury St Edmunds with its excellent schooling and leisure amenities. The village has two public houses, a sub post office/village stores, a playing field and a three-star hotel. The larger well served village of Ixworth, offering an excellent range of facilities, is less than 2 miles away.

Directions

Upon entering Bardwell from the direction of Ixworth and Bury St Edmunds, proceed into the village along Low Street and turn right into Knox Lane, proceed up the hill, where the shared private drive leading to the property will be found further on the right hand side.

- Well built bespoke village home
- Four well-proportioned bedrooms
- Principal bedroom with en-suite and private balcony
- Sitting room, dining room and large family room/potential annexe
- Kitchen/breakfast room and utility/boot room
- Study ideal for home working
- Detached oak framed double bay cart lodge and workshop
- Ample private parking
- Mature rear gardens with extensive entertaining terrace
- Delightful elevated semi rural setting affording far reaching views

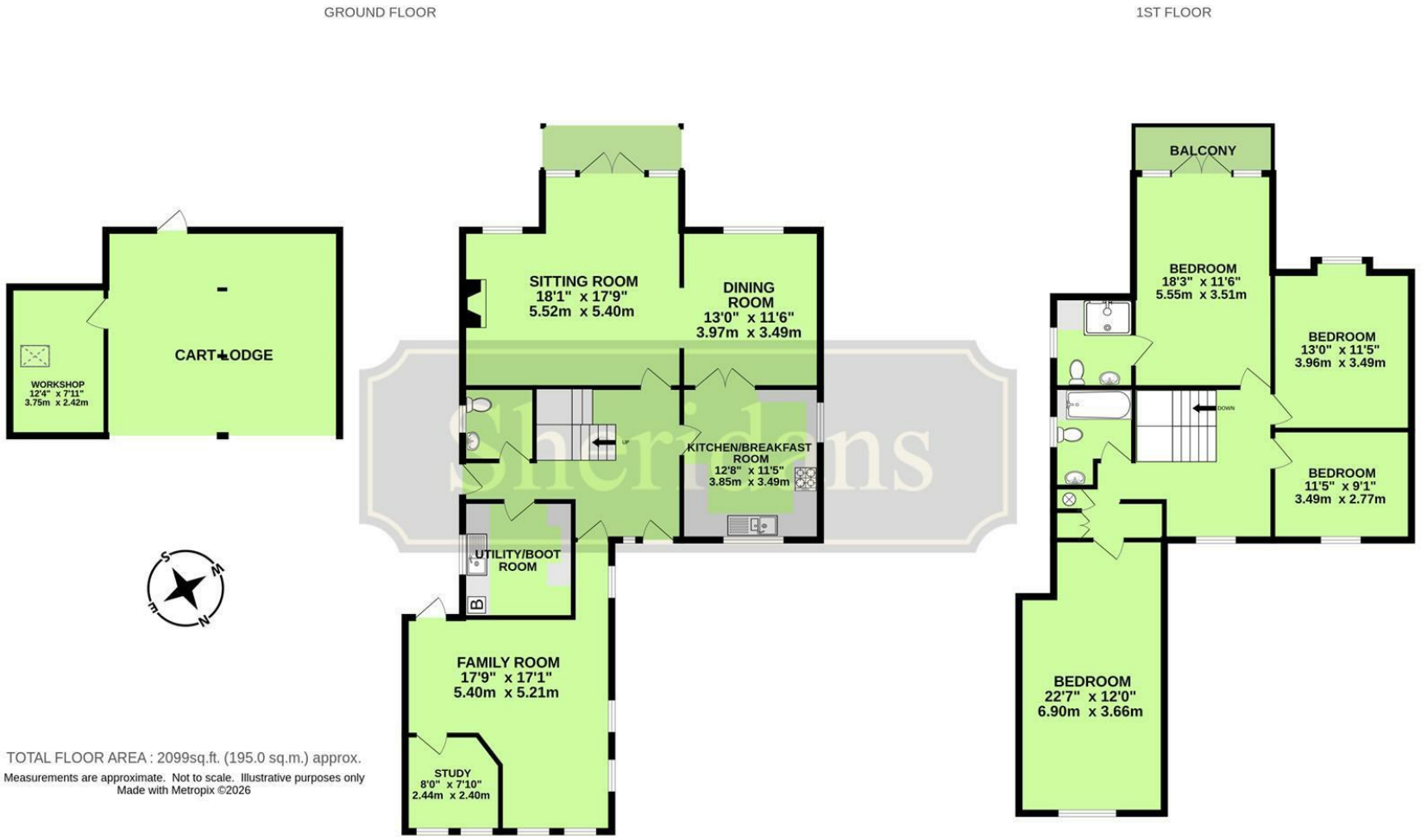
Services

Mains gas, electricity, drainage and water.
Council Tax: Mid Suffolk Band: F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (source gov.uk)









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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