



**19 Hornings Park,
Horringer, Suffolk.**

**DAVID
BURR**



19 HORNING'S PARK, HORRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5AL

Horringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

This well-presented village house has a particularly attractive flint façade and offers extensive versatile accommodation that would suit a range of different lifestyles. Further benefits include a cart lodge, off-road parking and charming garden. **NO ONWARD CHAIN.**

A splendid family home with 4 double bedrooms in one of the areas most favoured villages.

ENTRANCE HALL: A spacious inviting area with a staircase off, large storage cupboard and doors to:-

SITTING/DINING ROOM: A splendid L-shaped room with walls of glass providing views over the garden and double doors opening to:-

CONSERVATORY: A lovely addition with attractive brickwork and tiled floor. Double doors opening to terracing and the garden beyond.

KITCHEN/DINING/LIVING ROOM: An impressive open plan area with good natural light and divided into two distinct areas with the living area having a view of the pretty street scene leading to the house. The kitchen and dining area has been fitted with an extensive range of attractive matching units and worktops with integrated single drainer sink unit, vegetable drainer and mixer tap over. There are glass display cabinets and integrated dishwasher, washer/dryer, fridge/freezer, electric double oven, 4-ring hob and extractor fan.

STUDY: A light room offering potential to be a snug, playroom, etc.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: A spacious area with a linen cupboard and doors to:-

PRINCIPAL SUITE: With a view of the pretty street scene below and door to:-

ENSUITE: Fully tiled shower cubicle, WC and wash hand basin with storage below.

BEDROOM 2: A charming room with cleverly designed recessed area with two walls of glass making an ideal reading/hobby area.

BEDROOM 3: With a view of the street scene below.

BEDROOM 4: A light double room.

FAMILY BATHROOM: Fully tiled and finished with a bath that includes a shower attachment over and folding side screen. WC and wash hand basin with storage below.

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Outside

The property has the benefit of a **CART LODGE** and **OFF-ROAD PARKING**.

The rear garden has been designed with low-maintenance in mind and incorporates a terrace, expanse of lawn with raised borders filled with colourful shrubs, plants and trees.

AGENTS NOTE

We understand a residents association manage the communal areas, lighting, roadway, etc. and the most recent annual charge for this was in the region of £387.00.

SERVICES: Main water, drainage and electricity are connected. Electric wet system heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,679.20 – 2025/26.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 66 Mbps (source Ofcom).

MOBILE COVERAGE: EE and Vodafone – good outdoor (Source Ofcom). **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 phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///result.continued.bulb.

VIEWING: Strictly by prior appointment only through **DAVID BURR**
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

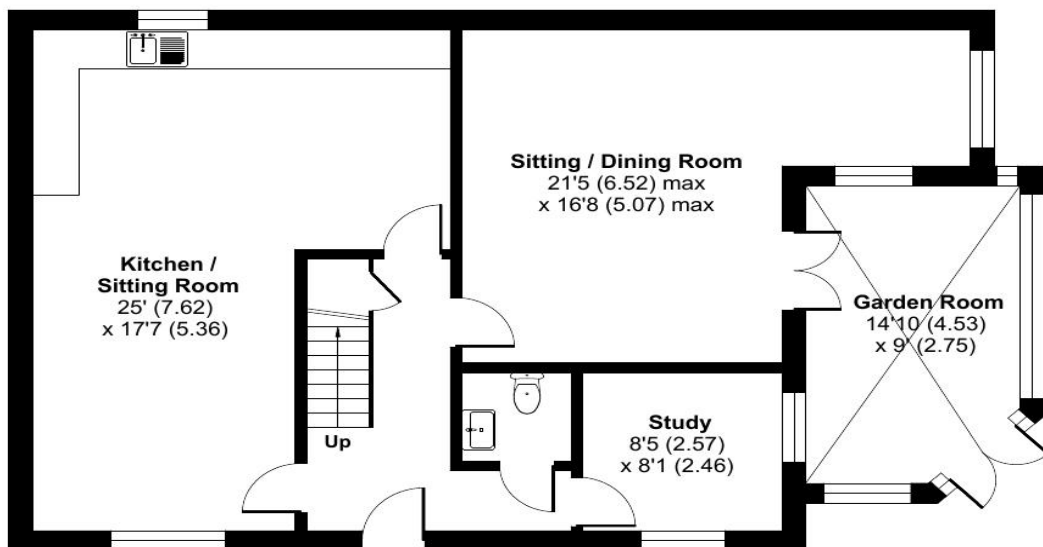


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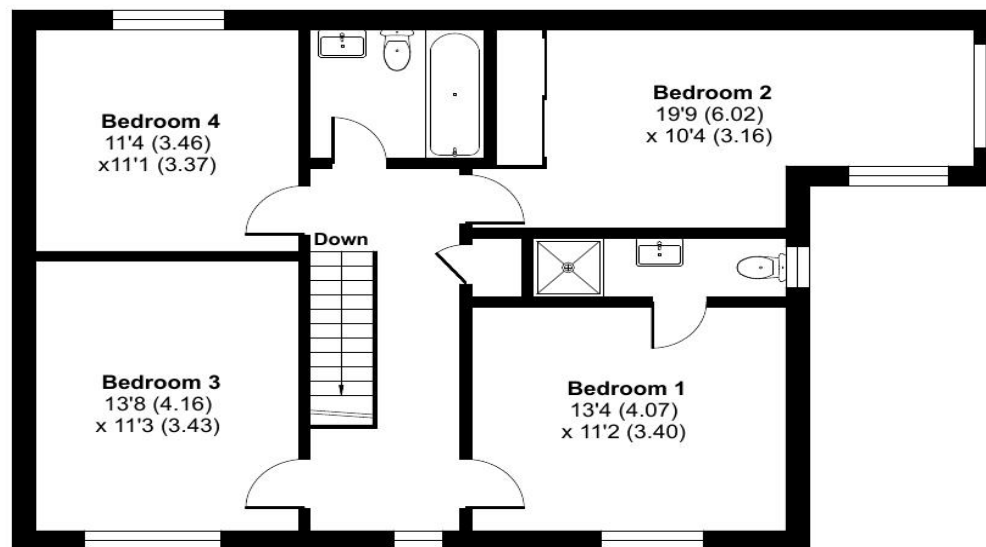
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Approximate Area = 1835 sq ft / 170.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for David Burr Ltd. REF: 1440814

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

