



**Brook Cottage,  
Ousden**

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# Brook Cottage, Front Street, Ousden, CB8 8TW

The attractive village of Ousden is set amidst rolling Suffolk countryside on the county's western edge, close to the borders with Cambridgeshire and near the renowned horseracing town of Newmarket. The village benefits from a strong sense of community and offers amenities including a parish church, village hall and a popular public house. Further facilities can be found in nearby Wickhambrook and Newmarket, which provide a wider range of shops, schools and other everyday services.

This charming Grade II listed part-thatched cottage is situated on the outskirts of this desirable village, enjoying far-reaching views over undulating countryside. The property has retained many original period features, including an impressive inglenook fireplace and exposed beams, complemented by a farmhouse kitchen and stylish bathroom, all set within large mature cottage gardens, with extensive parking and a double garage. In all, about 0.56 of an acre.

## A charming Grade II listed detached cottage, set within 0.56 of an acre.

### Ground Floor

Entrance into the:

**ENTRANCE HALL** A spacious and welcoming hallway with exposed wooden floor and ample space for coats and boots, storage etc.

**SITTING ROOM** A charming, double-aspect room, featuring an impressive inglenook fireplace with open fire and cupboard to the side, exposed beams, and stairs rising to the first floor.

**GARDEN ROOM** A lovely light double-aspect room enjoying stunning views towards the village church over undulating countryside, whilst featuring a built-in bookcase.

**STUDY** Double-aspect with built-in storage cupboards and outlook over the garden.

**KITCHEN / DINING ROOM** Extensively fitted with a range of units under wooden worktops, with a 1.5 bowl sink and drainer inset. Appliances include a Falcon range cooker with five-ring induction hob, integrated dishwasher and fridge, whilst the kitchen is open-plan through to the dining room, enjoying a triple-aspect outlook over the gardens with French doors to the terrace.

**UTILITY** With boiler serving radiators, plumbing for a washing machine, and space for a fridge & freezer. Door leading to the side.

**INNER LOBBY** Featuring a storage cupboard, and door through to:

**BEDROOM 4** A lovely light, triple-aspect room, with glazed door opening to the garden.

**SHOWER ROOM** Stylishly fitted with a white W/C, wash basin and vanity unit under quartz counter, and a tiled shower cubicle.

### First Floor

**LANDING** Features exposed beams with door to:

**BEDROOM 1** With exposed beams and built-in wardrobes, with ample space to partition to create a separate bedroom if required.

**BEDROOM 2** Double-aspect with fitted wardrobe and views over the rear gardens.

**BEDROOM 3** Double-aspect with views over the rear gardens.

**BATHROOM** Fitted with a W/C, wash basin, bath with shower over, and exposed beams.

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## Outside

The property is approached by a sweeping gravel driveway, providing parking and turning for several vehicles, in turn leading to the double garage with light and power connected, with a separate shed beyond.

The gardens are a wonderful asset to the property, presented in the quintessential English country cottage style, with large expanses of lawn interspersed with mature flower beds and borders, trees and shrubs, including a mature weeping willow and flowering cherry. There are various paved seating areas enjoying the wonderful rural backdrop and the south-westerly aspect, including a delightful vine-covered pergola, ideal for alfresco dining.

In all, about 0.56 of an acre.

**SERVICES** Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND** F. (£3,212.20 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick and rendered construction with cladding, under a tiled and part-thatched roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

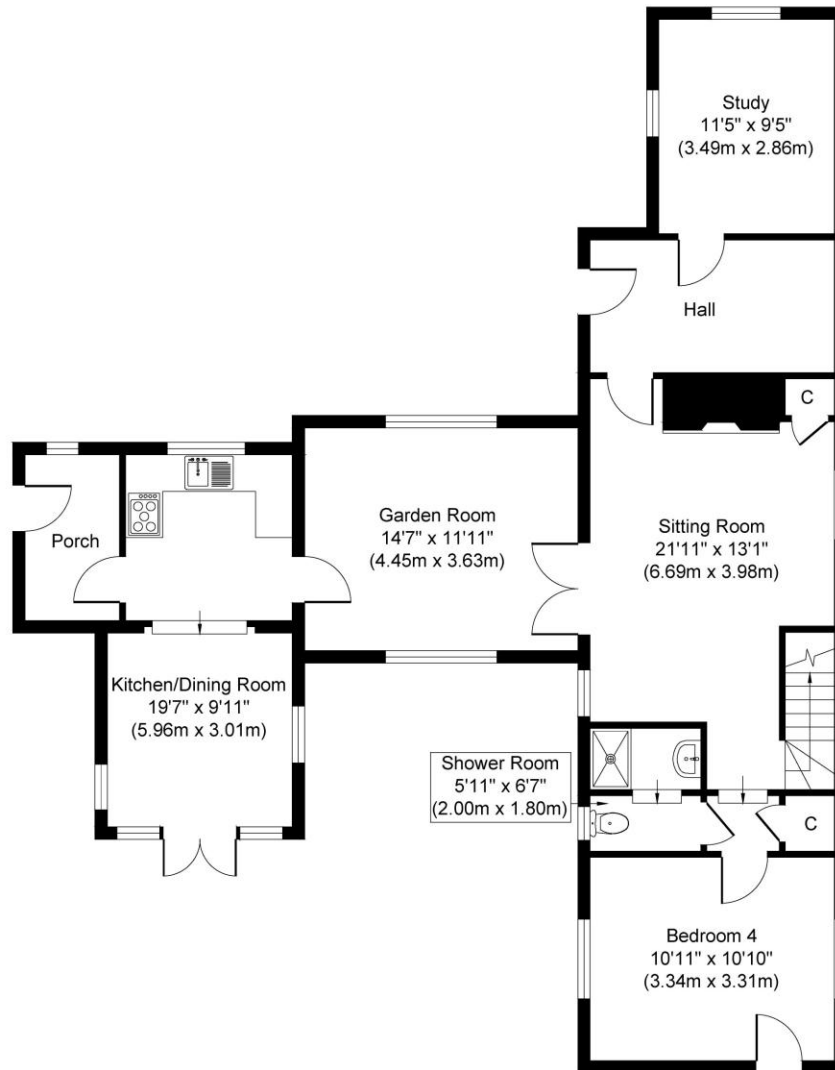
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** consonant.carpeted.uniforms

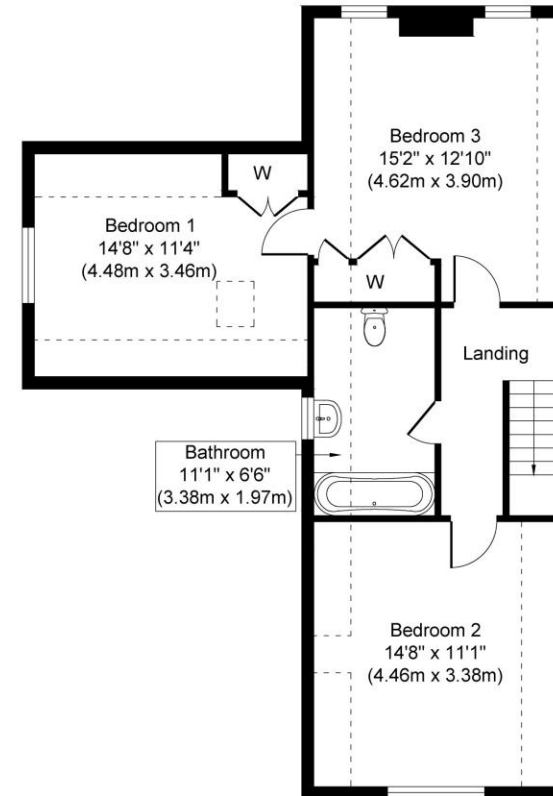
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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 whatsoever 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.





**Ground Floor**  
**Approximate Floor Area**  
**1107 sq. ft**  
**(102.82 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**714 sq. ft**  
**(66.32 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. 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.

