



**Royal Wedding Cottage, The Street,
Shimpling, Suffolk**

DAVID
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ROYAL WEDDING COTTAGE, THE STREET, SHIMPLING, SUFFOLK, IP29 4HS

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A unique semi-detached house situated in a highly-regarded village within short walking distance of a public house. The property contains accommodation over three levels and includes an open-plan sitting/dining room and kitchen with three/four bedrooms, a bathroom and an additional cloakroom. There is plenty of off-road parking, a detached garage/workshop and beautiful gardens with an outstanding view and sweeping lawns. **In all about 0.5 acres. NO ONWARD CHAIN.**

A unique semi-detached house constructed in 1981 with outstanding gardens and lovely views.

SITTING/DINING ROOM: 29'1" X 18'11" (8.86m x 5.77m) An open-plan reception room with solid beech flooring and wood and glass double doors with a superb view across the rear garden and onto countryside beyond. Dual aspect outlook, plenty of space for seating and an open fireplace. Staircase rising to first floor, doors to both the front and side of the property and open-plan to the:-

KITCHEN: 11'1" x 9'0" (3.39m x 2.75m) With a matching range of base and wall level units with worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side and a four-ring electric hob. Rayburn cooker, integrated dishwasher, integrated refrigerator with freezer compartment and space for washing machine.

First Floor

LANDING: With timber staircase leading to second floor, airing cupboard off and large Velux window with a view over the garden. Doors leading to:-

BEDROOM 1: 18'10" x 9'1" (5.74m x 2.77m) A dual aspect double bedroom with attractive view over the garden and also containing a vanity suite.

BEDROOM 2: 18'10" x 8'8" (5.75m x 2.64m) A further dual aspect double bedroom containing a vanity suite.

BATHROOM: Containing a bath with electric shower over and tiled surround, WC, pedestal wash hand basin and a heated towel rail.

Second Floor

With a useful open area of storage and doors leading to:-

BEDROOM 3: 9'3" x 7'10" (to mid point of eaves) (2.81m x 2.39m) An ideal guest room with a wonderful view over the garden and into countryside beyond.

BEDROOM 4/STUDY: 8'8" x 7'10" (to mid point of eaves) (2.65m x 2.39m) A flexible dual aspect room which could be an occasional bedroom or study.

CLOAKROOM: Containing a WC and a wash hand basin.

Outside

The property is discreetly located behind a copse of trees and a natural pond and is accessible via a track which leads into an area of lawn which provides plenty of **OFF-ROAD PARKING** and turns into the property's front garden.

GARAGE/WORKSHOP: 18'6" x 12'5" (5.64m x 3.79m) A useful detached garage with timber doors and a personnel door to the rear. Power and light

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connected, workspace and a drop-down ladder leading to extensive roof storage space.

A pathway leads past the garage, down the side of the property and past a **GREENHOUSE** (currently utilised for log storage). The property's rear garden is unquestionably one of its finest features which contains an expanse of lawn which extends the full length of the garden to a low-level hedge at the rear which abuts Gents Lane, over which is a superb view over neighbouring farmland. The garden is particularly private and shielded by a number of specimen trees and there is the additional benefit of a vehicular access at the bottom of the garden onto Gents Lane itself.

SERVICES: Main water and drainage. Main electricity connected. LPG fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

As is not uncommon in a village setting, the property is accessible over land belonging to a third party. For more information please contact David Burr.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

TENURE: Freehold

CONSTRUCTION TYPE: Block

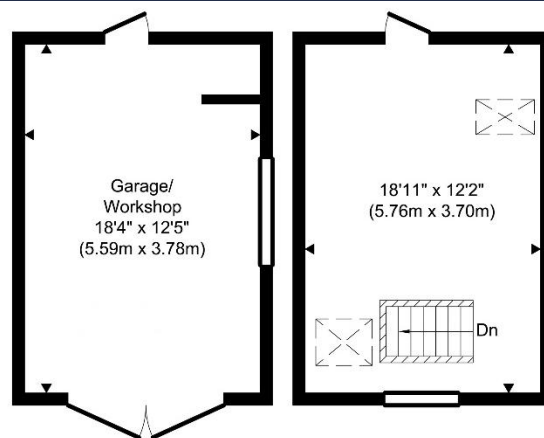
WHAT3WORDS: ///laminate.supposed.flanked

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.

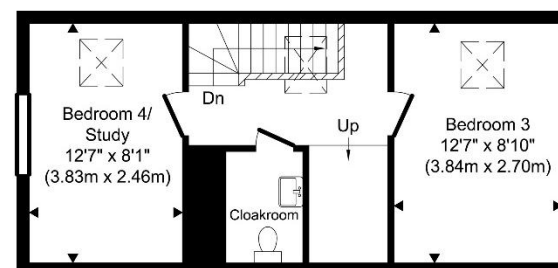


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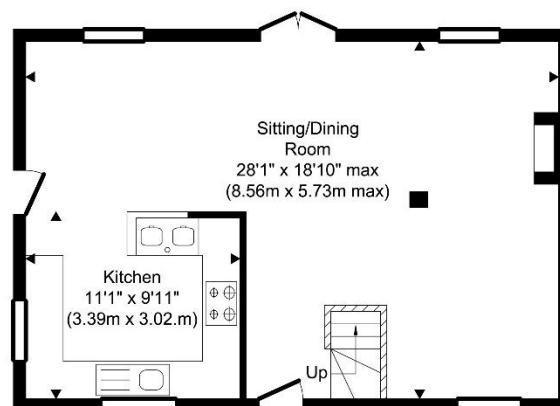


Outbuilding
Ground Floor
Approximate Floor Area
227.44 sq. ft.
(21.13 sq. m)

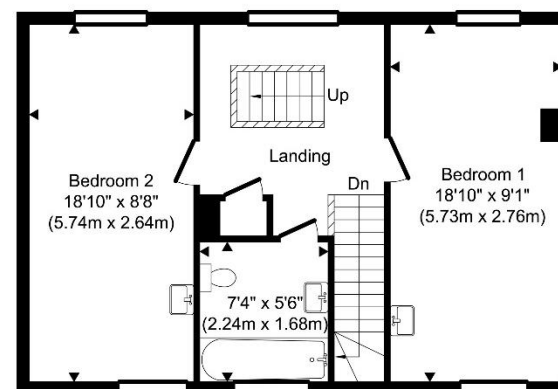
Outbuilding
First Floor
Approximate Floor Area
227.44 sq. ft.
(21.13 sq. m)



Second Floor
Approximate Floor Area
353.80 sq. ft.
(32.87 sq. m)



Ground Floor
Approximate Floor Area
527.86 sq. ft.
(49.04 sq. m)



First Floor
Approximate Floor Area
527.86 sq. ft.
(49.04 sq. m)

TOTAL APPROX. FLOOR AREA 1864.41 SQ.FT. (173.21 SQ.M.)

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