



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

Orchard House Bury Road,  
Hengrave, IP28 6LS

Guide Price  
£695,000

## *A wonderful family home set in large established gardens*

Orchard House is an individually designed detached family home, set within grounds of around 0.4 of an acre. Built in 1990 and owned ever since by the present vendors, this impressive home has been thoughtfully improved over the years and is now offered for sale in excellent condition throughout.

Providing exceptionally well-proportioned accommodation, with around 1800 sq ft of living accommodation, the house includes a large dual aspect sitting room with a wood burner, a generous separate dining room, a study/bed 5, a kitchen/breakfast room and a useful utility/boot room.

Upstairs, a spacious landing with built-in storage gives access to 4 double bedrooms. The principal bedroom enjoys a refitted en suite.

Outside, the property is approached over a wide driveway providing parking for several cars and leading to a double garage. To the rear, the beautifully established gardens include lawns, a paved terrace, an orchard, and a wide variety of mature shrubs and trees – all providing an excellent degree of privacy.

- Individually designed detached modern family house
- Occupying a convenient non-estate village location
- Reception hall, cloakroom, dual aspect sitting room
- Kitchen/breakfast room, dining room, study, utility
- 4 Double bedrooms, en-suite shower room
- Double garage, extensive parking, large gardens
- Oil central heating, UPVC glazing, solar panels
- Early viewing highly recommended



The property, which benefits from oil-fired central heating, uPVC sealed unit glazing, solar panels and an EV charging point. In more detail, the accommodation comprises:

#### Ground Floor

A spacious entrance hall with cloakroom and storage, leads to a large dual aspect sitting room, a beautifully light and comfortable space featuring a wood burner. The dining room provides ample space for entertaining, and a separate study makes the perfect home office or additional bedroom.

The well-equipped kitchen/breakfast room, is fitted with a range of units and plenty of room for family dining. The useful utility/boot room has direct access to the garden and garage.

#### First Floor

A generous landing with built-in storage leads to 4 double bedrooms. The principal bedroom has a smartly refitted en suite shower room. The remaining bedrooms are all of excellent proportions and share a family bathroom.

#### Outside

To the front, the property is approached via a good-sized driveway providing extensive parking and access to the double garage. The rear gardens are a particular feature – well stocked with mature shrubs and trees, laid mainly to lawn with a separate orchard, and a paved terrace providing the ideal space for outdoor dining and entertaining. Offering a high degree of privacy, the gardens are perfectly suited to family life.

Hengrave is a small village approximately 3 miles from Bury St Edmunds, with excellent access to the A14 dual carriageway.

COUNCIL TAX - BAND F - West Suffolk

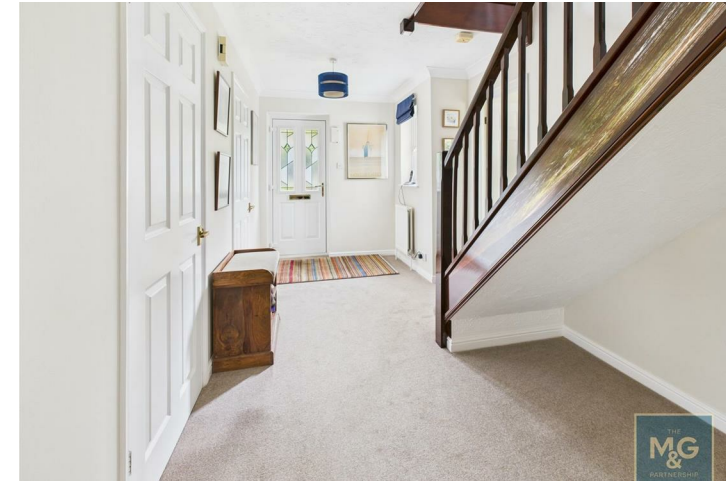
ENERGY PERFORMANCE RATING - C

SERVICES - Mains water, electricity and drainage. Oil-fired heating and solar panels

BROADBAND - Ofcom states Superfast broadband is available

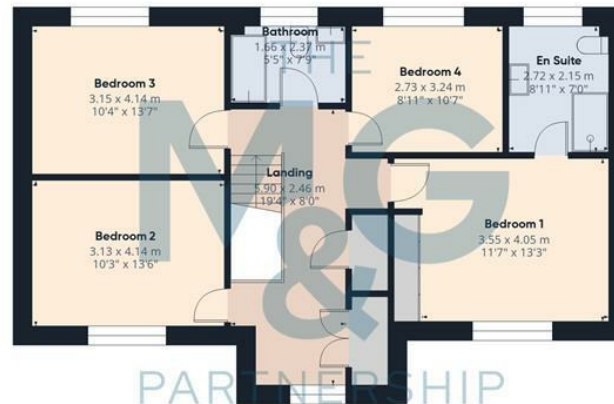
Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///pampered.necks.dazzling





Floor 0



Floor 1

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