



## Churchgate House

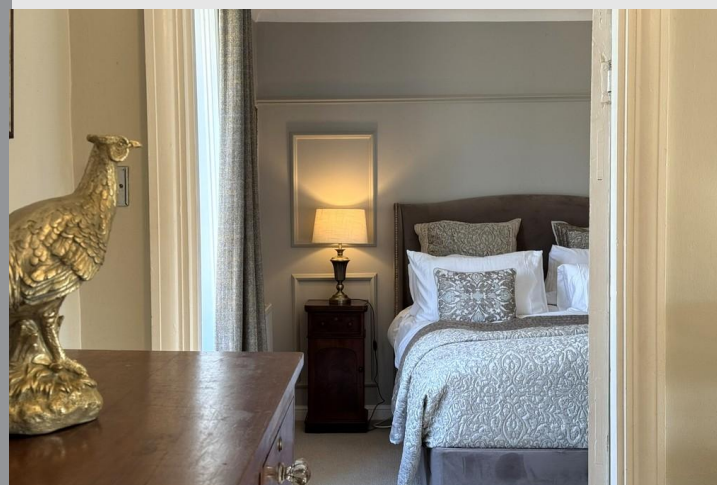
82 High Street | Lakenheath | IP27 9DS

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# Churchgate House

This exquisite home has been tastefully finished by its current owners to a very high standard while retaining its original charm. The property features three double bedrooms, a beautifully designed kitchen, and three reception rooms, as well as a useful cellar. The garden has been extended, offering a delightful atmosphere with an outdoor kitchen area and a hot tub, perfect for entertaining or relaxing. Additionally, the property benefits from off-street gravelled parking for three cars.

Ideally situated along Lakenheath High Street, this property enjoys a prime position overlooking the picturesque St. Mary's Church. Its central location means you're just a short stroll from a wide range of local amenities, including the Co-op, Lakenheath News, and several others.





# Step Inside

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Upon entering you are welcomed by a spacious hallway with warm oak flooring, offering a welcoming first impression and effortless flow to every part of the home. To the left, the drawing room, is a bright and inviting space, with a large bay window allowing natural light to flood in. A striking open fireplace adds warmth and character, while French doors lead directly to the south-facing terrace, perfect for enjoying the garden. Adjacent to this is the dining room, ideal for entertaining as it connects seamlessly to the Kitchen. The beautifully designed kitchen truly embraces the modern country style. A range of Shaker-style cabinetry, a range gas cooker, central island, and integrated appliances make this a practical and great entertaining space. There is a separate opening which goes back to the rear of the hallway. A classic stable door provides direct garden access, and a nearby cloakroom adds extra convenience with a WC and pedestal sink. Tucked away opposite the kitchen, a staircase leads past a small boot room area down to the cellar.

Upstairs, a grand landing enhances the sense of space. The luxurious family bathroom features a freestanding roll-top bath with shower attachment, WC, and wooden vanity unit. Bedroom Three, a generous double, with high ceilings overlooks the tranquil garden, while Bedroom Two, another spacious double, enjoys charming bay window views of the historic church across the road. The master suite, which has been beautifully finished, boast high ceilings, a bay window, a step-in wardrobe, and an ensuite with a sleek walk-in shower cubicle.





# Step Outside

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The exterior of this property is truly a standout feature. The current owners have thoughtfully extended the garden, nearly doubling its original size and creating an exceptional outdoor space. Predominantly laid to lawn, the garden is beautifully bordered with a variety of shrubs, hedging, and mature plants. At the far end of the garden, a charming, gravelled area offers a tranquil secondary seating spot, perfect for relaxing or entertaining. At the top of the garden, a spacious patio area sets the scene for outdoor gatherings and overlooks a luxurious hot tub. Adding even more appeal is the tucked-away outdoor kitchen, complete with a built-in grill, fridge, sink, generous worktops, and a breakfast bar perfect for al fresco dining and summer barbecues.

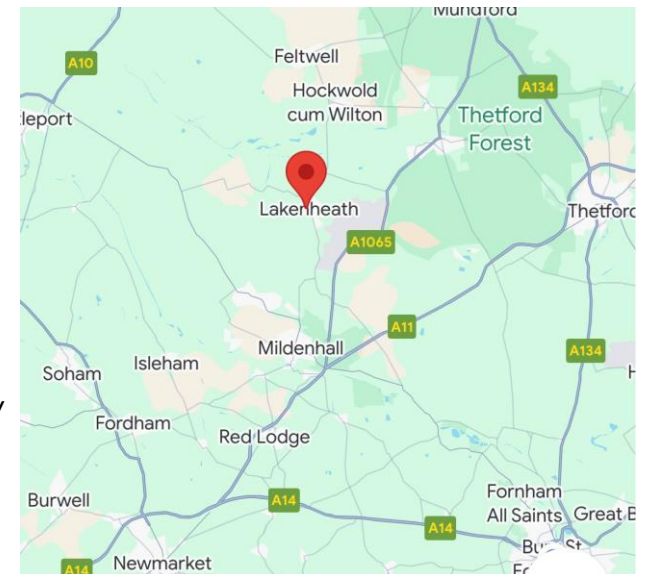
An elegant ogival-arched gate leads directly to the gravelled off-road parking area, which comfortably accommodates three vehicles.



## Location

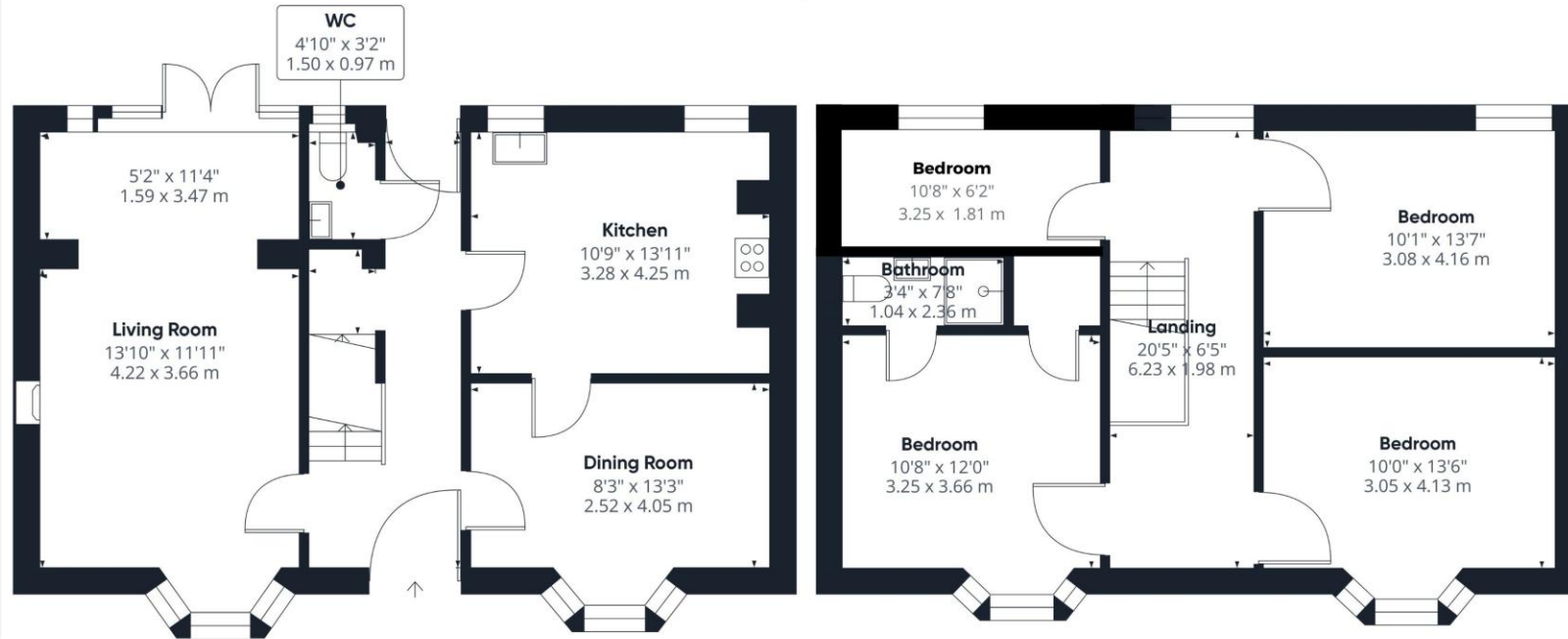
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Lakenheath boasts a small railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 Fiveways roundabout and subsequently travel through to Newmarket, Cambridge and Bury St Edmunds.



# Services

- EPC – F
- Council Tax Band – C
- Mains Electricity
- Mains Drainage
- Mains Water
- Oil Fired Central Heating
- Open Fire
- Fibre Broadband



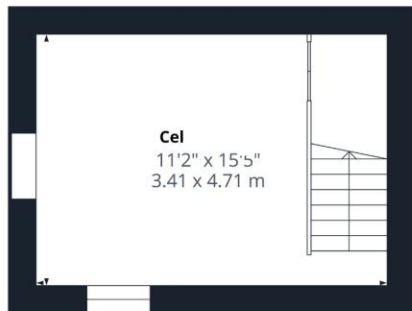
Ground Floor

First Floor

**Approximate Total Area**

1432.27 SqFt

132.74 SqM



*While every attempt has been made to ensure accuracy, all measurements and out buildings are approximate and not to scale. This floor plan is for illustrative purposes only.*

*Calculations are based on RICS IPMS 3C standard.*



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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