



Orchard Way, Horringer

Sheridans



Orchard Way, Horringer IP29 5SF

Guide Price £625,000

Situated in an enviable position within the highly desirable village of Horringer, this exceptional five-bedroom detached home enjoys an idyllic setting just moments from the acclaimed Ickworth Park.

The property has been thoughtfully enhanced and extended over time, resulting in an impressive and highly versatile layout extending to just over 2,000 sq ft. Designed with modern family living in mind, the accommodation effortlessly combines generous proportions with flexibility, making it equally suited to multi-generational living.

Approached via a private gravel driveway, the property offers ample off-road parking and access to the adjoining garage, complemented by a well-maintained front garden. Internally, the home presents beautifully, with light-filled, well-balanced accommodation throughout.

A welcoming entrance hall gives access to the principal ground floor rooms, including a spacious sitting room, impressive open plan kitchen/dining/family room, utility room, shower room and two further reception rooms or ground floor bedrooms. The sitting room is a particularly generous space, enjoying a triple aspect and an abundance of natural light, complemented by engineered oak flooring and a feature wood-burning stove creating a focal point to the room.

Forming the heart of the home is the impressive open-plan kitchen, dining and family room, extending in excess of 30 ft. This superbly proportioned space has been thoughtfully designed, making it ideal for both entertaining and everyday family life. The kitchen is fitted with a range of units with space for appliances, while the layout comfortably accommodates both dining and relaxed seating areas. French doors open seamlessly onto the gardens, enhancing the sense of space and creating a wonderful connection with the outdoors.

A separate utility room and adjoining boiler room offers further storage and space for appliances. There is a modern ground floor shower room is fitted with a stylish suite including a large walk in shower.

To the first floor, a central landing gives access to three well-proportioned double bedrooms, all benefitting from wooden flooring. The principal bedroom enjoys excellent natural light and is further enhanced by a dressing room with potential to create an en-suite if desired. The two remaining bedrooms are also generous in size, with all bedrooms served by two well-presented bathrooms, completing the accommodation.

Outside

The wrap-around gardens are a particular feature, offering an excellent degree of privacy and seclusion, particularly during the summer months. The rear garden is laid mainly to lawn and bordered by mature planting, creating a generous and private outdoor space. A patio area provides an ideal setting for outdoor dining and entertaining, while a summer house and children's playhouse further enhance the usability of the garden. The garden continues to the side of the property, offering additional space for planting, vegetable beds, seating or storage, and provides convenient access back to the front.

Location

The property enjoys a highly regarded position on the corner of Holly Close and Orchard Way, within a short walk of the village centre. Horringer is undoubtedly one of the most desirable villages in the area, offering a range of local amenities including a village hall, church, primary and pre-school, two public houses, and Ickworth House - a stunning National Trust country house and hotel set within breath-taking parkland, providing wonderful walks for the public.

Horringer lies approximately 3 miles from the historic market town of Bury St Edmunds and offers excellent access to the A14 dual carriageway, linking the east coast ports, Cambridge, and London via the M11. Bury St Edmunds continues to grow in popularity, offering an excellent range of both independent and high street amenities, including restaurants, cafés, boutiques, supermarkets, healthcare facilities, and schooling for all ages. The nearby railway station provides convenient access to further afield, making the town ideal for both professional and leisure pursuits.

Directions

When entering Horringer from the direction of Bury St Edmunds, turn left into Meadow Drive. Follow the road and turn left opposite the village school towards Orchard Way. Follow the road and turn left into Holly Close, where the property is the first on the right.

- Much improved and extended family home in a very sought after location
- Versatile accommodation with up to 5 bedrooms suited for large family/dual generation living
- Triple aspect sitting room with wood burning stove
- Large Kitchen/dining/family room
- Utility room, modern downstairs shower room
- Three first floor bedrooms, dressing room, two additional bathrooms
- Two further ground floor receptions/two bedrooms, newly re-fitted shower room
- Delightful wrap around gardens providing an excellent degree of privacy
- Ample vehicle parking, garage
- No onward chain

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 5500 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk for rivers and seas



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2034sq.ft. (189.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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