



DAVID
BURR

**Mowhan,
Lawshall, Bury St Edmunds, Suffolk**



Mowhan, The Green, Lawshall, Bury St Edmunds, Suffolk, IP29 4QJ

Mowhan is situated along a no-through road on the edge of this highly-regarded village on 'Lawshall Green'. Lawshall itself is a large, rural parish, about 8 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with its commuter rail link to London Liverpool Street. The village has a pub, shop, primary school, 3 churches and a number of thriving societies.

A rural detached bungalow situated on a no-through lane in a well-regarded village with generous parking and views over neighbouring farmland.

Accommodation

An entrance hall contains plenty of space for coats and shoes and has access to a loft with a drop-down ladder and which is largely boarded. An attractive kitchen contains an attractive Italian ceramic tile floor and a matching range of base and wall level units with work surfaces incorporating a sink and with space for various appliances including a cooker, an American style fridge-freezer and space and plumbing for a washing machine and a door opening onto the garden. A well-proportioned, triple-aspect reception room contains plenty of space for seating arranged around a functional open fireplace and with a large range of windows allowing for plenty of natural light and double doors opening onto a decked terrace. Further space for a dining table and chairs adjacent. Bedroom one benefits from a lovely view across the garden and onto neighbouring farmland with two further double bedrooms off of the hallway. All bedrooms are serviced by a family bathroom which contains a bath with a shower over.

Exterior

The property benefits from extensive off-street parking with two distinct areas of driveway and a useful garage. To the rear, the gardens wrap around the property with a newly created pergola covered decked terrace and a fine view over neighbouring countryside and a stone paved terrace which borders a large area of lawn with an open field view.

There is the additional benefit of a useful outbuilding with power and light connected and a further decked terrace adjacent to the field boundary and a boiler room.

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

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

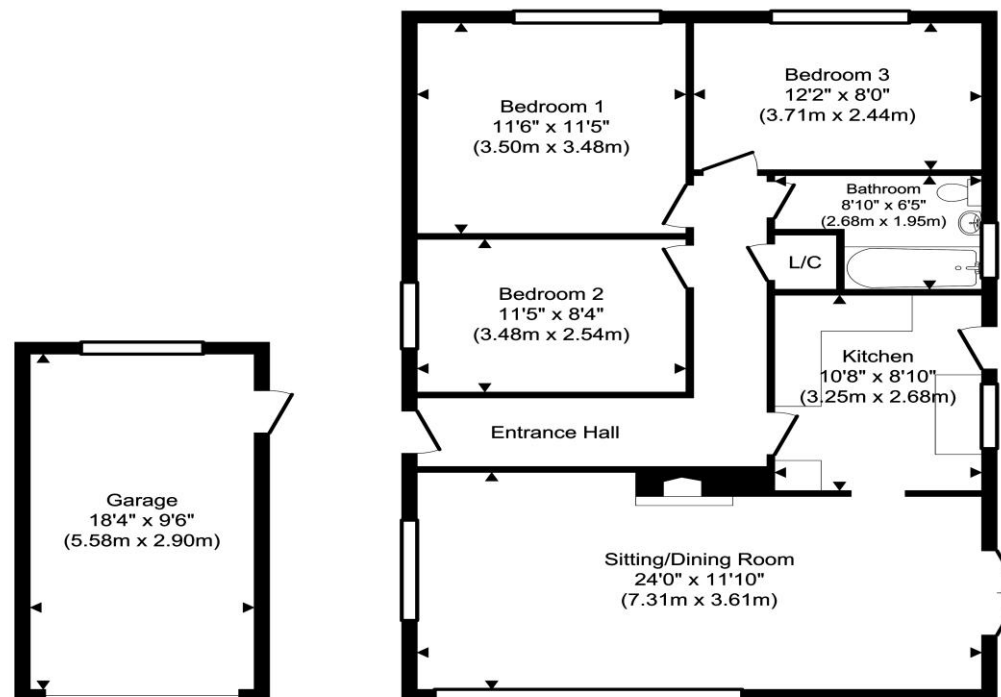
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

WHAT3WORDS: servicing.soda.rigid

VIEWING: Strictly by prior appointment only through DAVID BURR.

Mowhan, The Green, Lawshall, Bury St Edmunds, Suffolk, IP29 4QJ



Outbuilding
Approximate Floor Area
174.16 sq. ft.
(16.18 sq. m)

Ground Floor
Approximate Floor Area
872.52 sq. ft.
(81.06 sq. m)

TOTAL APPROX. FLOOR AREA 1046.68 SQ.FT. (97.24 SQ.M.)

Produced by www.chevronphotography.co.uk © 2026

