



**Hibbs Green, Lawshall, Bury St Edmunds**

**Sheridans**



# Hibbs Green, Lawshall, Bury St Edmunds IP29 4QG

Guide Price £1,155,000

Built to an individual design around fifteen years ago and completed under the careful project management of the present owner, Deer View Lodge offers approximately 4,300 sq ft of beautifully arranged accommodation in a superb semi-rural setting on the edge of Lawshall.

Enjoying exceptional privacy, thoughtfully landscaped gardens and uninterrupted countryside views, the property combines contemporary architecture with excellent versatility, making it ideal for modern family living and multigenerational arrangements with scope for an independent annexe, if desired.

The interior is wonderfully light, with generously proportioned rooms and an effortless flow suited to both everyday living and entertaining. A spacious reception hall leads into the striking dual-aspect sitting room, where oak flooring. A magnificent double-height galleried window frames far-reaching views and French doors open onto the rear terrace. The triple-aspect kitchen, dining and family room forms the sociable heart of the home, fitted with a bespoke kitchen, large island, integrated appliances and a walk-in pantry. A wood burner adds comfort, while French doors open to two generous decked terraces, creating a seamless connection with the gardens. A cosy snug offers further flexible living space with access to the side garden.

Designed with adaptability in mind, the west wing provides two additional reception rooms or bedrooms, together with a utility room and cloakroom. With its own services and access points, this area is well suited to independent accommodation for extended family, guests or rental/holiday-let purposes to generate income. The layout allows the house to function as a three-bedroom and a two-bedroom unit, each with separate meters, independent heating/water systems, kitchen and bathroom facilities along with individual entrances, outside spaces and parking.

## Accommodation

Designed with long-term efficiency and sustainability in mind, the property incorporates a comprehensive range of modern systems that enhance energy performance with wall, floor and roof insulation, air quality and overall running efficiency, while ensuring excellent digital connectivity throughout.

Two staircases rise to the first floor, where a galleried sitting area overlooks the main reception room and enjoys the impressive views through the feature window. All four bedrooms are well proportioned and benefit from en suite bath or shower rooms. The principal suite is particularly notable, featuring a vaulted ceiling, walk-in wardrobe, spacious en suite and a private balcony enjoying panoramic views.

## Outside

The property is approached via an in-and-out carriage-style driveway providing ample parking and turning space, together with access to a detached garage and workshop with mezzanine storage and own electricity supply. The gardens are a particular feature, originally professionally designed to offer an enclosed, intimate feel while enhancing the rural backdrop. Beautifully planted pockets include areas inspired by the White Garden at Sissinghurst and the Beth Chatto Dry Garden,

complemented by a circular lawn centred around a Silver Birch and a wild garden encouraging biodiversity. Two large decked terraces are linked by a small bridge and numerous sun-filled seating areas have been positioned to enjoy different aspects throughout the day.

A hexagonal summer house provides a peaceful retreat with views back towards the main house. Rear boundaries are securely fenced, ideal for pets.

## Location

Deer View Lodge enjoys a delightful semi rural setting overlooking open countryside, whilst situated on the periphery of the village. Deer View Lodge is surrounded by fields on each side offering peace & tranquility over the Suffolk countryside, named Deer View Lodge for a good reason with regular herd sightings of Fallow deer. Lawshall is an attractive and sought-after village being 5 miles south of Bury St Edmunds which offers nearby excellent facilities and road and rail network links. Heading south the villages of Long Melford, Lavenham and onto Sudbury also provide valuable facilities. The village has an excellent primary school, church, public house, village hall/community centre and nursing home. There are plentiful meandering public footpaths and community operated 'Golden Wood' and the Greenlight Trust- focusing on bringing people and nature together.

## Directions

When entering Hibbs Green from the direction of the A134 towards Sudbury, continue along the road where the property will be found further on the right hand side.

## Services

Mains electricity, water and drainage. Electric radiators. Wood burning stove. Rain water harvester.

Council Tax: Babergh Council – Band G

Broadband speed: Up to 66 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk

## Agents Note

The property has UPVC windows and guttering, there is also a high level of insulation which is low cost and time maintenance.

High levels of insulation in walls, floors and roof

UPVC windows and guttering

Cat 5 cabling throughout

Wood burning stove

Air heat-exchange and ventilation system

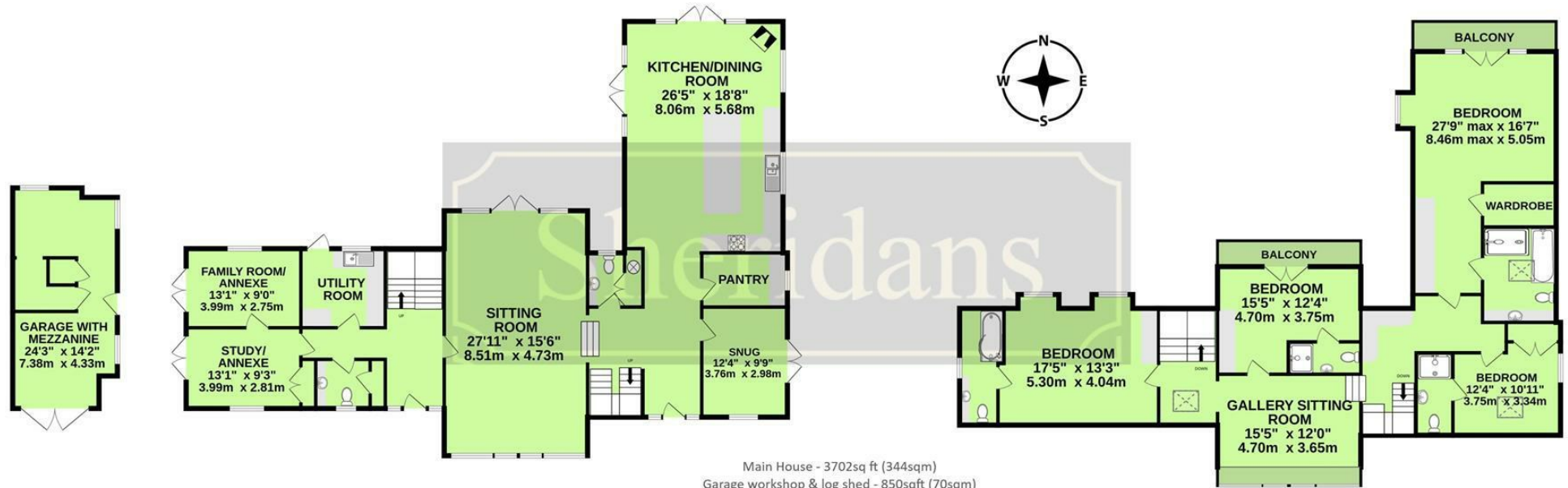
6,000-litre rainwater harvesting system for WCs and irrigation

- Unique 4306 sqft family house ideal for dual generation living
- Plenty of vehicle parking/turning space, garaging with mezzanine
- Delightful landscaped gardens of around 1/3rd of an acre
- Particularly light and airy accommodation affording wonderful countryside views
- Flexible layout as one large dwelling or two potential adjoining homes
- Large dual aspect sitting room, snug
- "Live in" kitchen/family/dining room, pantry, utility
- Family room, study, two cloakrooms
- Stunning first floor galleried sitting room, principal suite with walk in wardrobe, en-suite and balcony
- Three remaining double bedrooms, all en-suite



GROUND FLOOR

1ST FLOOR



Main House - 3702sq ft (344sqm)  
 Garage workshop & log shed - 850sqft (70sqm)  
 Decking & balconies - 1076sqft (100sqm)  
 Outbuildings (x4) and summer house - 322sqft (30sqm)  
**TOTAL FLOOR AREA : 4306sq.ft. (400.0 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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