



**Garden Cottage,
Ousden, Suffolk**

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Garden Cottage, Ousden, Newmarket, CB8 8TN

The attractive village of Ousden is set amidst rolling Suffolk countryside on the county's western edge, close to the borders with Cambridgeshire and near the renowned horseracing town of Newmarket. The village benefits from a strong sense of community and offers amenities including a parish church, village hall and a popular public house. Further facilities can be found in nearby Wickhambrook and Newmarket, which provide a wider range of shops, schools and other everyday services.

This exceptional detached former garden cottage is situated in a unique, tranquil location in one of the area's most sought-after villages, enjoying the backdrop of the village church. The property offers a charming combination of period features and modern finishes, with open fireplaces and brick floors complemented by an impressive handmade open-plan kitchen/dining area. All set within landscaped walled gardens, with ample parking for several vehicles and a four-bay garage block. In all, about 1.6 acres.

An exceptional Victorian country home with walled gardens in a sought-after village location.

Ground Floor

Entrance into the:

ENTRANCE HALL A spacious and welcoming hallway featuring a double-sided wood-burning stove and brick herringbone flooring.

SITTING ROOM A light, double-aspect room with a wood-burning stove, exposed floorboards, a built-in bookcase, and a cupboard housing TV storage etc., with stairs rising to the first floor.

STUDY Outlook over the rear garden.

KITCHEN / DINING ROOM The hub of the home, enjoying a triple-aspect outlook over the gardens and village church. The kitchen is extensively fitted with a bespoke range of units under quartz and wooden worktops, with a double stainless-steel sink inset. Integrated appliances include a tall fridge, dishwasher, freezer, drinks fridge, and Everhot range cooker with dual hot plates. There is a pantry cupboard, French doors opening to the garden, and a door leading to the courtyard. Steps lead up to the:

DRAWING ROOM An impressive vaulted room, also enjoying a triple-aspect outlook, with a wood-burning stove, built-in media units/bookcase, and French doors opening to the garden.

REAR LOBBY With cupboard under the stairs and brick flooring.

CLOAKROOM WC and wash basin.

UTILITY / BOOT ROOM With units under wooden worktops, incorporating a double stainless-steel sink inset, plumbing for a washing machine, and a large cupboard housing further storage, space for a tumble dryer, an additional fridge, and a water softener, with brick flooring and a door leading to the rear.

First Floor

Stairs lead to the:

MASTER BEDROOM A delightful room enjoying a double-aspect outlook over the walled gardens.

DRESSING ROOM Extensive built-in wardrobes and storage, with an outlook towards the church.

EN SUITE Stylishly fitted with a white WC, twin wash basins, tiled shower cubicle, bath, and heated towel rail.

BEDROOM 2 With two storage cupboards, an outlook over the rear garden, and an **EN SUITE**, fitted with a WC, wash basin, tiled shower cubicle, and heated towel rail.

BEDROOM 3 A spacious double-aspect room with an outlook to the rear and towards the church, and **EN SUITE** with WC, wash basin, and tiled shower cubicle.

BEDROOM 4 Double-aspect outlook towards the village church, with an **EN SUITE** fitted with a WC, wash basin, and tiled shower cubicle.

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Outside

The property is situated along a quiet no-through lane, adjacent to the village church, yet within walking distance of the public house and village hall, as well as a network of surrounding countryside walks. The gravel driveway provides parking to the front and continues beyond the property, flanked by mature beds and borders and flowering wisteria, leading to a further parking area for several vehicles and, in turn, to the garage and carports.

GARAGE Double doors, light and power connected.

THREE-BAY OPEN CARPORT and PLANT STORE With double doors, light and power connected.

FIVE BAR GATE Leads to another enclosed area, enjoying the backdrop of the church.

The gardens are a wonderful asset to the property, having been carefully landscaped by the current vendor to create a private and tranquil setting, all enclosed by the original Victorian brick wall. There are numerous sitting and dining areas enjoying a south-westerly aspect, with a sunken courtyard area to the rear of the property, ideal for al fresco entertaining, with climbing roses and lavender beds and borders. A pergola-covered seating area is a south-west-facing sun trap, beyond which is a modern greenhouse and further well-stocked beds and borders. The gardens are predominantly lawned with mature trees and shrubs, with a young hornbeam hedge line leading to the meadow, which is interspersed with various young fruit trees and wildflowers, and a useful garden shed.

In all, about 1.6 acres.

Agent's Note: As is not uncommon the property is subject to restrictive covenants. One restricts the construction of buildings within the walled garden and another requires permission to extend the property. Further details can be provided on request.

SERVICES Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G. (£3,706.38 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Traditional brick construction with part cladding under tiled roof.

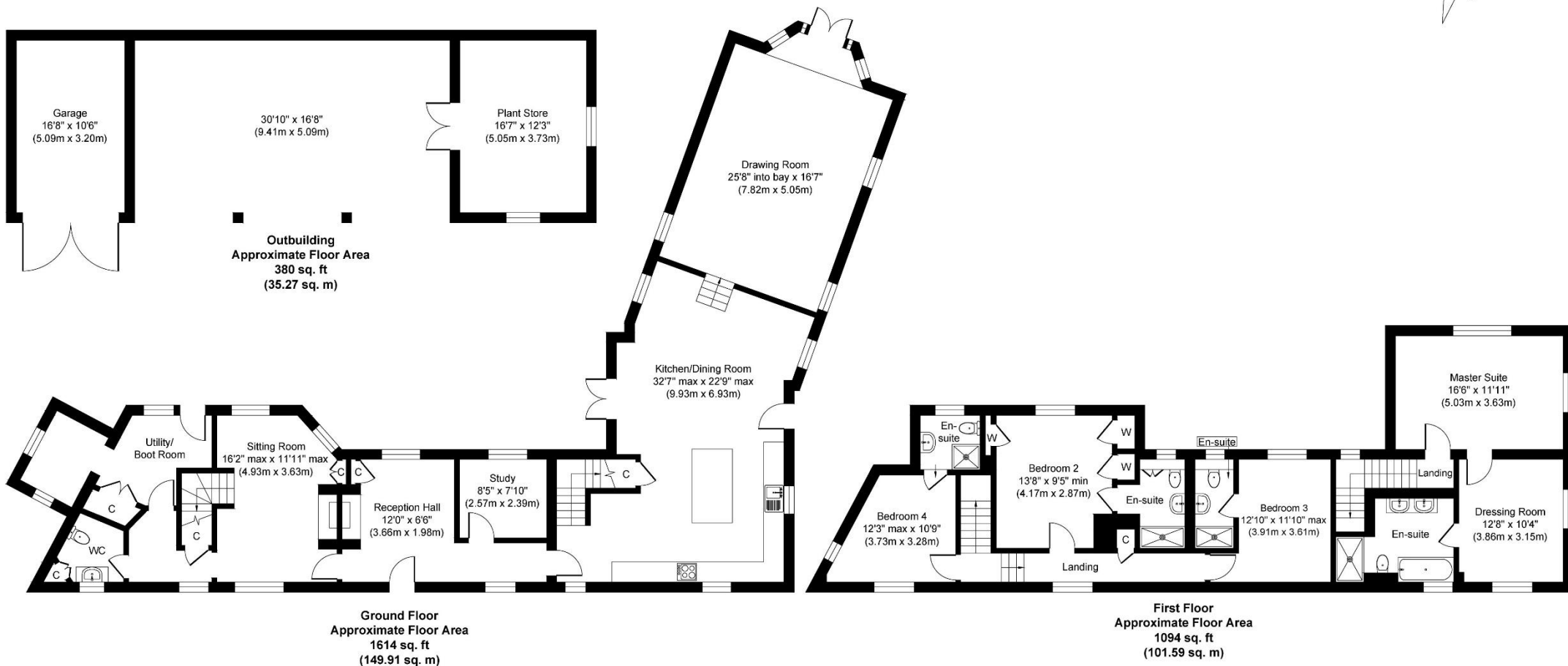
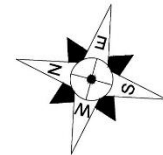
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS lively.hides.trap

VIEWING Strictly by prior appointment only through DAVID BURR.

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