



**Farrows Close, Chevington, Bury St. Edmunds**

**Sheridans**



# Farrows Close, Chevington, Bury St. Edmunds IP29 5QJ

Offers Over £725,000

Spacious 3100 sqft detached family home. Quirky and unique with three staircases, large self-contained annexe and even a secret doorway! Ideal for dual generational living, enjoying a quiet no-through road setting in a picturesque village close to Bury St Edmunds.

Set in a tranquil and highly sort after village just a short drive from the historic market town of Bury St Edmunds, the substantial family home is full of surprises. It offers flexible accommodation ideally suited to dual generational living and stands in approximately 0.4 of an acre. The property enjoys attractive, well stocked gardens providing a degree of privacy, ample parking and is situated along a no through road to the charming village church.

The accommodation possesses a light and airy atmosphere, complemented by well proportioned rooms and a view over farmland towards Ickworth Park National Trust property. Currently, in brief, it comprises of a large reception hall leading to the main reception areas. The kitchen/breakfast room is well proportioned and perfect for large gatherings with French doors to the gardens, while the music room offers versatility as a formal dining room or a hobby space. The sitting/family room provides a comfortable area for relaxing and entertaining and a garden room, currently a meditation space, enjoys delightful views over the rear garden. Additional ground floor accommodation includes a study, cloakroom, and a utility room with a small pantry, providing all the practical space a busy house requires.

Previously, the property has benefited from being divided to create a self-contained annexe offering ideal accommodation for extended family, guests or potential rental use. The annexe includes its own sitting room, kitchen/dining room, cloakroom and boot room/pantry,

with independent access if desired, and stairs to the first floor to a landing with a bathroom and two bedrooms allowing flexibility and privacy for both households.

The property boasts three staircases leading to the first floor and the five well-proportioned bedrooms, including a principle bedroom with en-suite shower room, a guest bedroom with fitted wardrobe cupboards and even a secret door magically taking you through to the main landing. A main bathroom serves the remaining bedrooms offering spacious and comfortable accommodation for a growing family.

## Outside

The house is approached along a shared private driveway providing off road parking and access to the double garaging. The gardens are a particular feature of the house being natural and pastoral in style allowing for natural habitats. There is an abundance of flowering plants, shrubs and mature trees whilst providing the occupants with a good degree of privacy. To the rear, the gardens are mostly laid to lawn with mature trees and shrub borders whilst enjoying a southeast aspect and affording far reaching views over farmland towards Ickworth Park. To the side there is a private courtyard with pond and a firepit patio area are ideal for entertaining and al fresco dining. All in about 0.4 of an acre.

## Location

The property occupies a delightful setting along a quiet no through lane backing onto farmland and situated only a short walk to the village church and to the magnificent Ickworth Park. Chevington is a sought after village situated about 5 miles to the south west of the historic market town of Bury St Edmunds and its excellent range of schooling, shopping, recreational and cultural facilities on offer.

- Substantial 3100 sqft family home ideal for dual generation living
- Plenty of vehicle parking, double garaging
- Delightful well stocked gardens of just under half an acre
- Quiet setting within sought after village
- Reception hall, cloakroom
- Kitchen breakfast room, utility
- Sitting/family room, music room, study, garden room
- Adjoining annexe sitting room, kitchen/dining room
- Five/Six bedrooms
- Two shower rooms, bathroom, cloakroom

## Directions

When entering Chevington from the direction of Bury St Edmunds and Horringer along the A143, proceed into the village and turn right onto Mill Road. At the sharp left hand bend, take the next right onto Church Road/Farrows Close, where the driveway leading to the property will be found on the right hand side.

## Services

Mains electricity, water and drainage. Council Tax: West Suffolk Band: G

Broadband speed: Up to 1000 mbps available (Source Ofcom)

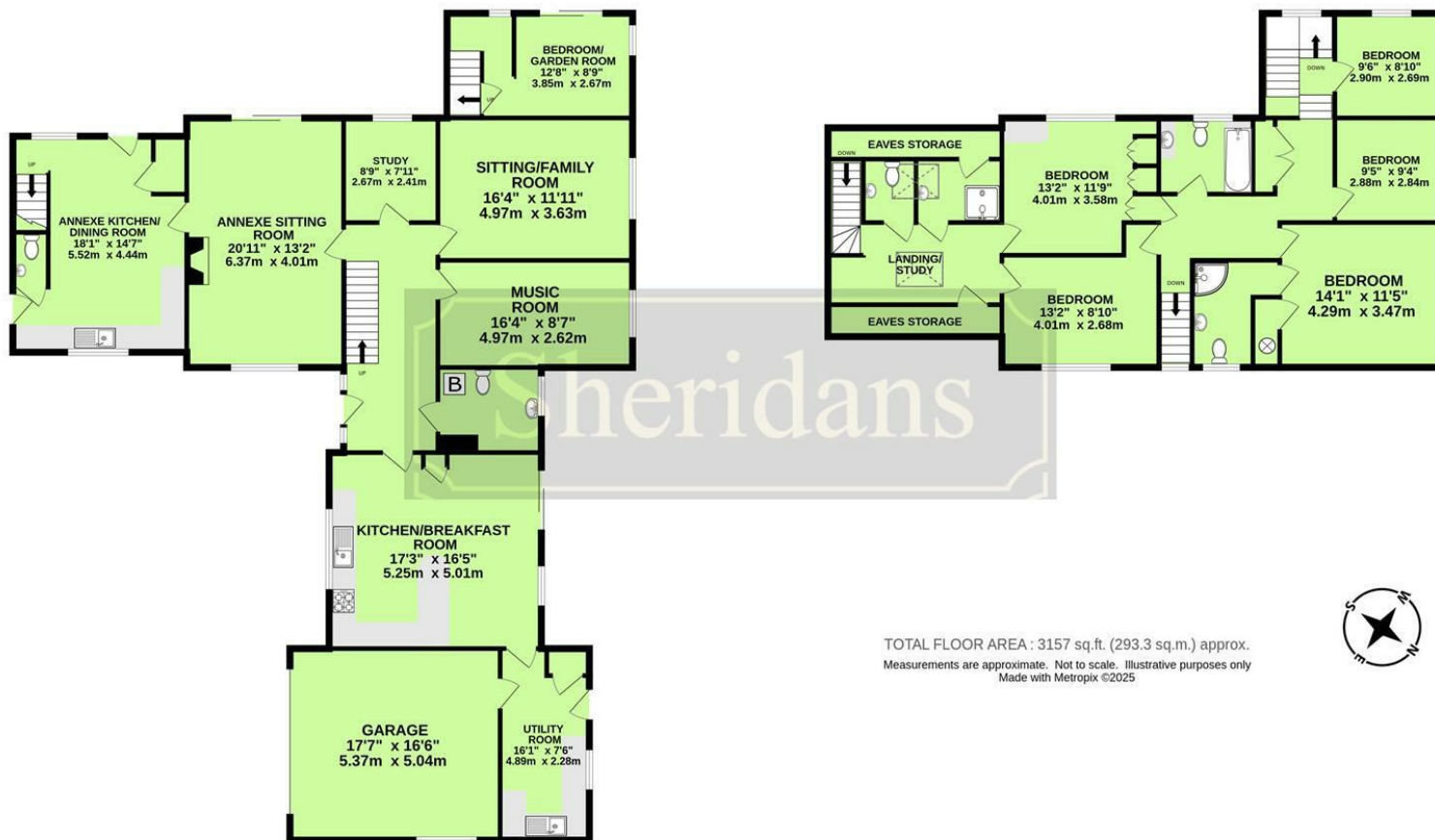
Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR  
1984 sq.ft. (184.3 sq.m.) approx.

1ST FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 3157 sq.ft. (293.3 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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