

**oakheart**



£500,000

Guide Price

Old Stone Pit Way, Cockfield

\*\*GUIDE PRICE £500,000 TO £550,000\*\* This impressive four-bedroom detached home blends modern living with idyllic countryside surroundings. Conveniently located between Bury St Edmunds and Sudbury, it offers rural tranquility without sacrificing access to nearby towns and amenities.

Inside, the property boasts a thoughtfully designed layout with spacious, light-filled interiors. The ground floor features a generous kitchen/diner complete with integrated appliances, a separate utility room, and a

welcoming living room with French doors opening onto the rear garden. A second reception room offers flexible use—ideal as a home office, formal dining room, or snug. A stylish cloakroom, and modern entrance hall complete the ground floor accommodation.

Upstairs, you'll find four well-proportioned double bedrooms. The principal bedroom includes a modern en-suite shower room, while the remaining bedrooms share a contemporary family bathroom.

The landscaped rear garden enjoys far-reaching views over the surrounding Suffolk countryside, providing a peaceful and private outdoor retreat perfect for relaxing or entertaining. A substantial outbuilding also offers excellent versatility, ideal for use as a home office, gym or creative studio.

This is a fantastic opportunity to acquire an impressive home in a desirable setting—ideal for families and professionals seeking space, comfort, and a welcoming rural community lifestyle.

Call us now to book your viewing appointment!







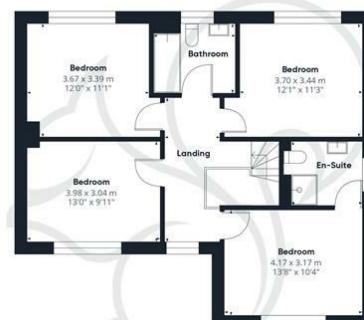




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

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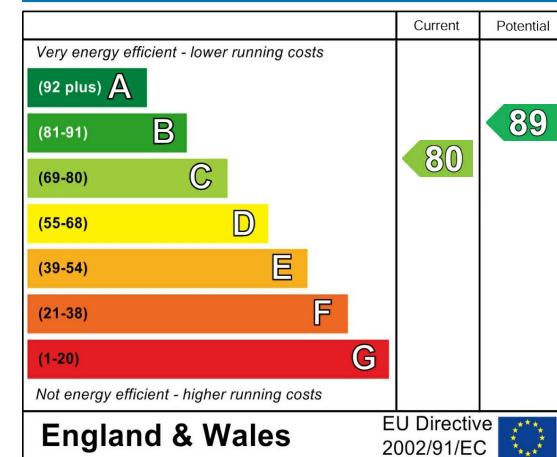
Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
E

Approximate total area<sup>(1)</sup>  
165.8 m<sup>2</sup>  
1785 ft<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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