



**Grange Mill, Chevington, Bury St. Edmunds**

**Sheridans**



# Grange Mill, Chevington, Bury St. Edmunds IP29 5PQ

Guide Price £545,000

Occupying a particularly delightful setting overlooking a large open green in a sought-after village and offering well-planned accommodation arranged over two floors, this attractive home presents a superb blend of versatile living spaces, generous bedroom accommodation, and neatly organised outdoor areas. The property enjoys an excellent layout ideal for modern living, with the added benefit of a spacious garage and a summer house with hot tub, providing further flexibility.

A welcoming entrance leads into the sitting room, a well-proportioned space offering a comfortable and adaptable area for everyday relaxation. To the rear, the heart of the home is formed by the kitchen/dining room—an impressive open-plan space arranged to provide excellent room for dining and entertaining, with underfloor heating under the tiles in the kitchen area only. Doors open to the garden, enhancing the sense of light and connection with the outdoors.

The ground floor further includes a study, ideal for home working, together with a utility room and cloakroom, adding to the practicality of the layout.

To the first floor, a central landing leads to four generous bedrooms. The principal bedroom features built-in wardrobe space and an en-suite, complemented by three additional well-sized bedrooms, bedroom two and three

also have built-in wardrobe, each offering pleasant outlooks. These are all served by a family bathroom.

## Outside

Outside, the property benefits from well-arranged external spaces including a substantial detached garage. To the rear of the property there is a patio area great for entertaining, grass area with a border of plants and shrubs. Beyond lies a charming summer house with hot tub, which offers a delightful retreat for work, leisure, or quiet enjoyment of the garden setting.

## Location

The property is situated in a desirable location overlooking a large open green within this sought after village. Chevington provides local facilities including a well regarded public house, church, garage and village hall. The village is situated close to the magnificent Ickworth Park and within approximately 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.

## Directions

When entering Chevington from the direction of Chedburgh, via Bury St Edmunds and Horringer on the A143, proceed into the village, turn left at the crossroads and then right into Grange Mill where the driveway leading to the property will be found on the left hand side opposit the large open green.

## Services

- Well presented detached family home in delightful setting
- Ample parking and double garage
- Spacious kitchen/dining room
- Charming gardens with summer house and hot tub
- Dual aspect sitting room
- Study
- Utility, cloakroom
- Principal bedroom with en-suite
- Three further bedrooms, family bathroom
- Sought after village location

Mains electricity, water and drainage. Oil fired central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

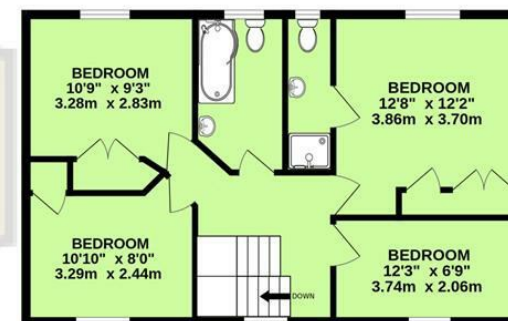
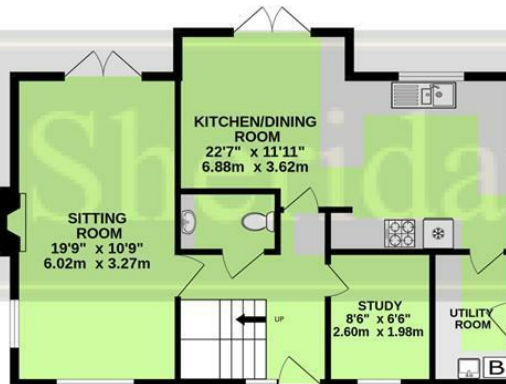
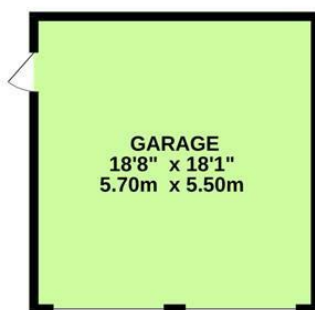
Flood Risk: No risk



## GROUND FLOOR

TOTAL FLOOR AREA : 1378sq.ft. (128.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## 1ST FLOOR



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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