

The Green, Rougham Green

Sheridans






Good friends...Good times



The Green, Rougham Green IP30 9JP

Guide Price £725,000

Chandler House is an exceptional detached family home, built in 1989 a highly respected local builder. Occupying a prominent corner position, the property forms part of an exclusive collection of attractive vernacular-style homes set back from the lane. Beautifully presented throughout, this impressive home extends to over 2,000 sq ft and offers bright, thoughtfully designed accommodation with the added benefit of annexe potential.

Constructed in a traditional style with rendered and weather boarded elevations in parts beneath a tiled roof. The accommodation in brief comprises a welcoming entrance hall with wooden flooring and access to a well-appointed cloakroom. The dual-aspect sitting room is a delightful space, centred around an attractive feature fireplace and enjoying French doors opening to the garden. At the heart of the home is the stunning kitchen/dining/family room, thoughtfully extended to create a spectacular living space. A vaulted ceiling and floor-to-ceiling windows flood the room with natural light, while the bespoke kitchen offers extensive storage, granite work surfaces, a double oven and a gas hob with extractor hood above. A central island incorporates a secondary sink and raised wooden breakfast bar, ideal for informal dining and entertaining. The dining and family area provides ample space for a large table and comfortable seating, with French doors opening onto the terrace and creating a seamless connection between indoor and outdoor living. Additionally there are three further rooms, two of which are currently arranged as bedrooms. These are complemented by shower room and self contained open-plan living area which lends itself perfectly to use as a self-contained annexe for dependent relatives, guests or those seeking additional income potential, while still integrating seamlessly with the main house. A separate utility room provides further storage and appliance space.

The first floor is arranged around a spacious landing and comprises four well-proportioned bedrooms. The generous principal suite features a beautifully appointed en-suite bathroom with a walk-in shower and separate bath. Bedrooms two and three benefit from built-in storage, while bedroom four is currently utilised as a dressing room. A luxurious family bathroom serves the remaining accommodation.

Overall, Chandler House offers an outstanding combination of character, space and versatility, making it ideally suited to modern family living, multigenerational occupation or those seeking flexible accommodation in a highly desirable setting.

Outside
Outside, the property is approached via a shared driveway leading to a large gravelled parking area, complemented by attractive specimen planting. The detached garage includes an adjoining store area. A particular highlight are the beautifully landscaped and highly private gardens. Designed for both enjoyment and relaxation, they feature an abundance of mature planting, raised beds, established shrubs and attractive curved lawn areas. The secluded patio provides an excellent entertaining space and is enhanced by a raised ornamental pond and a charming timber summerhouse, creating a tranquil setting in which to enjoy the surroundings. The combination of mature landscaping, thoughtful design and the property's tucked-away position ensures a wonderful sense of privacy which is rarely found.

Location
The property occupies an enviable tucked away setting standing within private grounds set back along a quiet lane in this most desirable and exclusive area. Rougham Green is situated within only 3 miles of the Historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities on offer.

Directions
When travelling from the direction of Bury St Edmunds, proceed East along the A14 towards Stowmarket. Take the first turning signposted Rougham and Great Barton. Turn left at the roundabout towards Rougham. At the next T junction turn left and follow the road onto Almshouse Road. Follow the road onto The Green. The driveway can be found on the left.

3 What Words ///sparkles.zealous.shredding

Services
Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

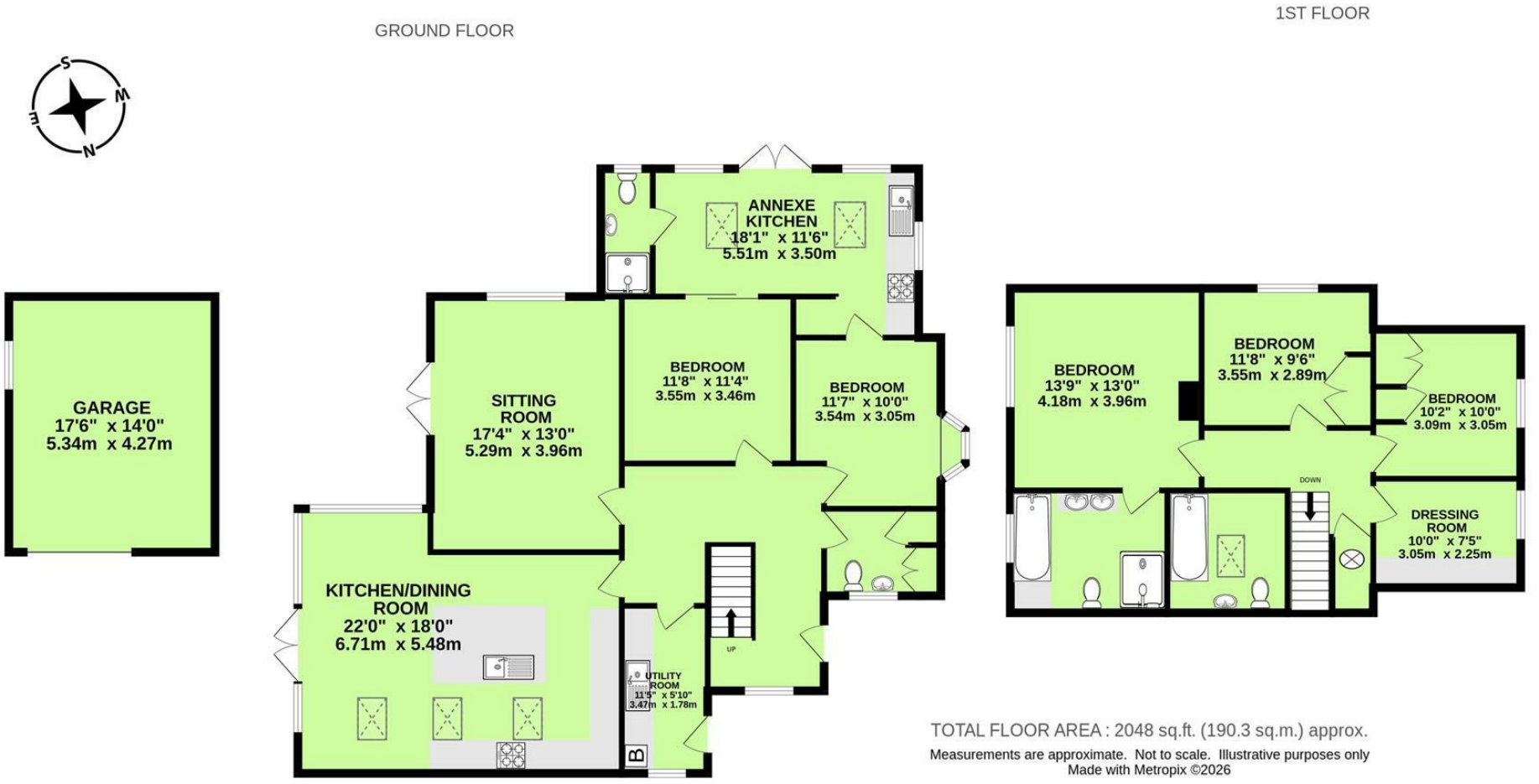
- Stunning bespoke kitchen/living/diner, 4 reception rooms
- CHAIN FREE versatile accommodation with annexe potential, 3 bathrooms
- Spectacular gardens, garage, ample parking and solar panels
- Utility room
- 4 reception rooms
- Wonderful gardens
- Solar panels
- Quiet peaceful location

Solar panels
Council Tax Band: West Suffolk Band - E
Broadband speed: Up to 60 mbps available (Source Ofcom)
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low









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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

The Property Ombudsman

Sheridans