



Old School Road, Wepstead, IP29 4UA

MARK · EWIN
BURY ST EDMUNDS

A beautifully presented Grade II listed thatched cottage, nestled in the charming village of Whepstead, offering an abundance of character, attractive gardens, and a wealth of original period features.

The ground floor welcomes you via an entrance porch into a series of inviting reception spaces. Both the sitting room and family room feature exposed beams and charming wood-burning stoves. A spacious dining room, complete with built-in storage, provides an excellent setting for entertaining, and leads seamlessly into the fitted kitchen.

The kitchen is well-appointed with a range of base-level units, wooden worktops, and direct access to the garden. Adding to the property's unique appeal are two separate staircases to the first floor - both accessed via the dining room.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom accessible from either staircase. A family bathroom serves two of the bedrooms, while a separate shower room serves the third.

Externally, the property continues to impress with its delightful and well-established gardens, predominantly laid to lawn and complemented by a variety of mature flowers, shrubs, and trees. A paved patio area provides an ideal space for outdoor entertaining, while an additional garden area to the side of the property offers further planted beds and lawned space.

The property also benefits from ample off-road parking via a generous driveway, together with a double garage, large workshop and an external storage room.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds heading south along the A143 towards Horringer, turn left on to the B1066/Whepstead Road, continue into the village of Whepstead, turn right on to Church Hill and left on to Rede Road, turn right into Old School Road where the property can be found.

Location

The village of Whepstead is located a few miles south from the market town of Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Porch 7' 6" x 5' 6" (2.29m x 1.67m)

Sitting Room 12' 2" x 16' 4" (3.70m x 4.99m)

Dining Room 13' 7" x 16' 4" (4.15m x 4.99m)

Family Room 18' 4" x 16' 4" (5.59m x 4.99m)

Kitchen 14' 1" x 9' 1" (4.30m x 2.77m)

Ground Floor Shower Room 5' 1" x 4' 10" (1.56m x 1.47m)

Landing 7' 9" x 8' 9" (2.37m x 2.67m)

Bedroom 9' 9" x 16' 4" (2.97m x 4.99m)

Bedroom 12' 2" x 7' 9" (3.70m x 2.37m)

Bathroom 8' 5" x 16' 4" (2.57m x 4.99m)

Bedroom 8' 5" x 16' 4" (2.57m x 4.99m)

Shower Room 4' 0" x 7' 3" (1.21m x 2.21m)

Gardens

Garage 13' 6" x 13' 4" (4.12m x 4.06m)

Storage 8' 9" x 7' 7" (2.67m x 2.30m)

Additional Information:

Council Tax Band: F

EPC Rating: TBC

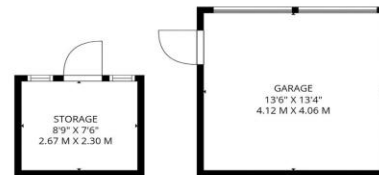
Tenure: Freehold

Guide Price: £650,000
Freehold





2ND FLOOR



1ST FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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