The Street, Horringer

Sheridans

The Street, Horringer IP29 5RU

Guide Price £695,000

Outstanding family home providing a surprising level of accommodation extending to over 2000 sqft situated directly opposite to the entrance to the magnificent Ickworth Park.

Positioned within the heart of the highly regarded village of Horringer, this beautifully presented period home, is listed grade II and understood to have formed part of the orginal village guildhall. With origins believed to date back several centuries, the property displays much of the character typical of its era, including exposed beams, a thatched roofline, and a number of cosy, well-proportioned rooms that lend the home an inviting and timeless appeal.

Set within established gardens and benefitting from a detached double garage and plentiful parking, the property forms part of a charming cluster of traditional homes just moments from the village's green spaces, local amenities and the National Trust's Ickworth Park.

The spacious sitting room is a particularly welcoming space, featuring exposed timbers, large windows overlooking the gardens, and a central fireplace with wood-burning stove — creating the perfect focal point for gatherings. The room's generous proportions allow for multiple seating arrangements, enhancing its versatility and sense of comfort. From here, the flow continues into the dining room, another character-filled space ideal for more formal occasions. With views towards the front and the entrance to Ickworth and direct access to the ground-floor rooms, this area functions beautifully as the social hub of the home. The well equipeed kitchen/breakfast room has been thoughtfully arranged with traditional cabinetry, tiled surfaces and integrated appliances, offering an attractive blend of classic styling and practical function with windows overlooking the gardens.

A useful utility room provides external access and ample storage. Beyond the kitchen, the generous family room provides a further relaxed living space with garden views and flexible potential — whether as a playroom, home office or secondary sitting room. With its open aspect and plentiful daylight, it adds greatly to the home's overall sense of space.

The first floor offers three comfortable bedrooms, each enjoying pleasant views across the gardens and the entrance to Ickworth Park and benefitting from good levels of natural light. The principal bedroom is a well-proportioned room with fitted wardrobes and en-suite. Two further bedrooms provide excellent family accommodation, with one ideally suited as a guest room or study if preferred. A well-appointed family bathroom completes the upstairs layout.

Outside

The gardens form a particularly delightful feature of the property. A combination of lawned areas, mature trees and established planting creates an atmosphere of privacy and calm, with several distinct zones for relaxation and outdoor dining. A pathway leads to the attractive rear boundary, where a summer house and a potting shed offer useful additional space for storage or hobbies. The overall plot is ideal for families, gardeners or those seeking a peaceful outdoor retreat. To the front, a large gravelled driveway provides ample parking and leads to the detached triple garage, offering excellent storage or workshop potential. The front gardens are mostly laid to lawn with vegetable gardens and extend all the way to the road.

Location

The property enjoys a superb position within the heart of Horringer — a picturesque Suffolk village known for its strong community feel, charming architecture and direct access to the stunning grounds of Ickworth Park. The nearby market town of Bury St Edmunds offers an extensive range of shops, dining, schooling and cultural facilities, all within easy reach. Transport links provide convenient access to Cambridge, Ipswich and London via the A14 and mainline rail services.

Directions

When entering the village from the direction of Bury St Edmunds, the entrance to The Gildhall, will be found on the left hand side opposite the entrance to Ickworth Park.

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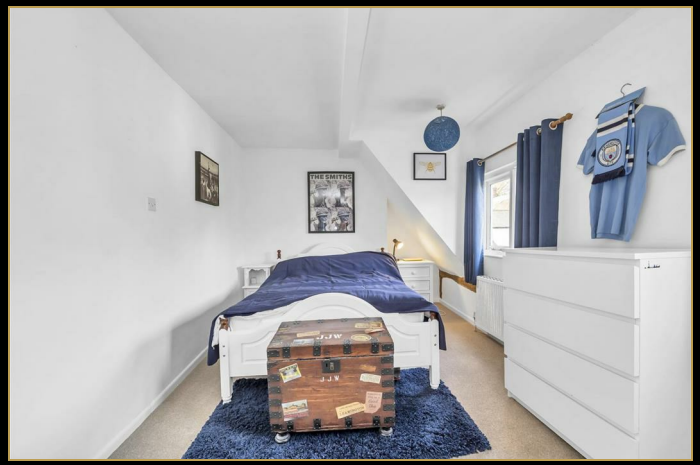
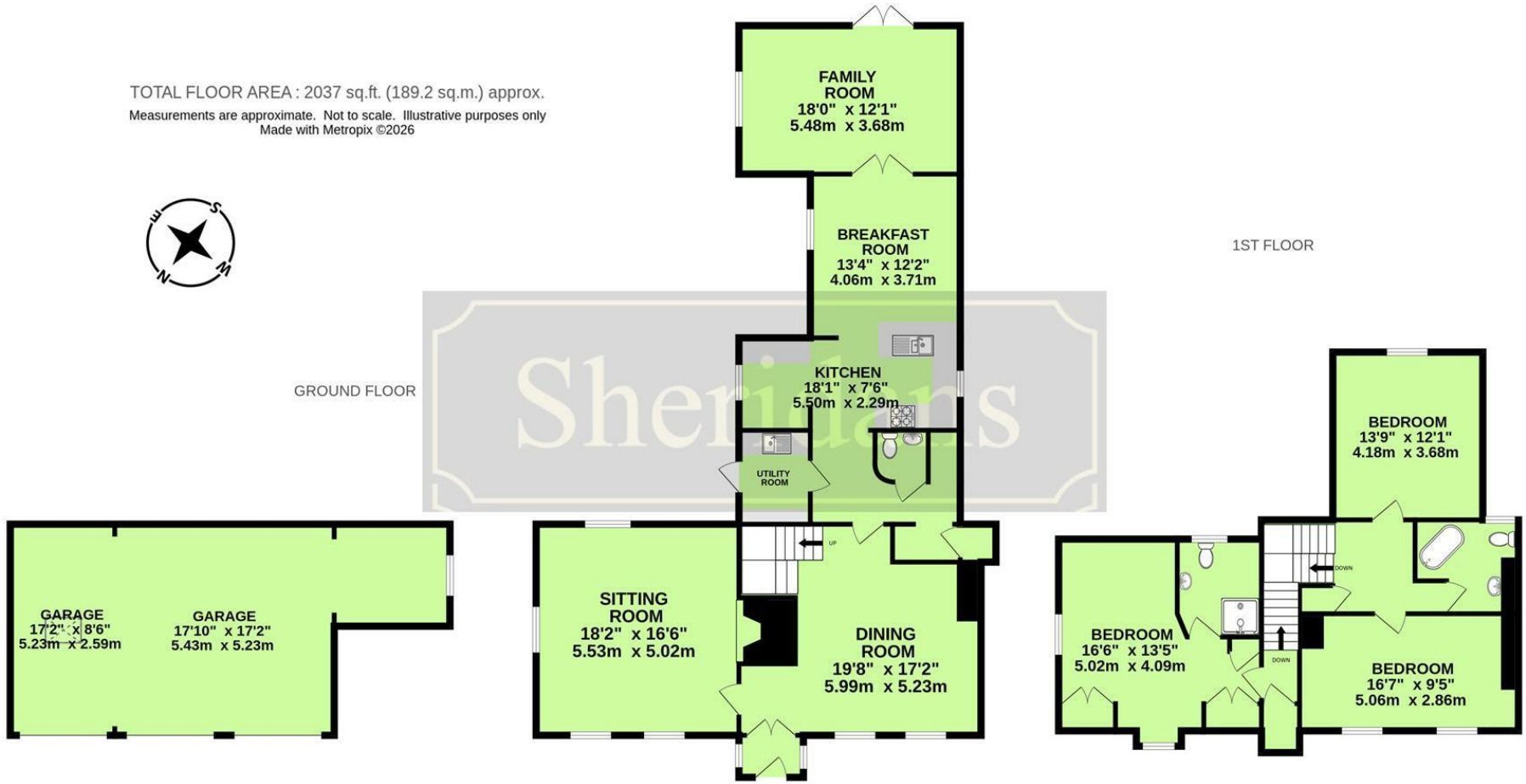
Services

- Splendid setting within the heart of Horringer opposite entrance to Ickworth Park
- Generous front and rear gardens
- Extensive vehicle parking and triple garage
- Grade II listed with a wealth of period features
- Sitting room, dining room
- Kitchen/breakfast room
- Utility, cloakroom
- Versatile family/sitting room
- Three bedrooms
- En-suite shower, family bathroom

Mains electricity, drainage and water. Heating - oil
Council Tax: West Suffolk Band: E
Broadband speed: up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk - (Source Gov.uk)





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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