The Green, Hartest, Bury St. Edmunds

Sheridans

The Green, Hartest, Bury St. Edmunds IP29 4DH

Guide Price £650,000

An exceptional 4 bedroom period house situated in the heart of the picturesque village of Hartest overlooking the village green

This impressive Grade II listed property retains beautiful features whilst enjoying a delightful setting overlooking one of Suffolk's prettiest village greens. Of timber frame construction with plastered elevations and a fine selection of windows owing to its former use as a Chapel, the property now provides surprisingly spacious and free flowing accommodation, which is well presented throughout.

The accommodation extends to approximately 2100 sqft and comprises a charming entrance porch leading to the two impressive, heavily beamed reception rooms, with a log burning stove and creating ideal areas for entertaining. The inviting bespoke garden room, is a sympathetic addition taking into account the original character of the house, creating a fabulous space enjoying views of the rear gardens. The country kitchen/breakfast room, with walk-in pantry, offers ample space for culinary requirements. A utility/boot room, cloakroom and cellar completes the ground floor accommodation.

On the first floor is a striking landing with large arched feature window overlooking the village green providing a particularly light and airy atmosphere. The splendid vaulted principal bedroom is a wonderful space complemented by a stylish modern en-suite shower room. Two of the three remaining bedrooms have useful Mezzanine landings and are served by the family bathroom, completing the first floor accommodation.

Outside

There is a wonderful and good sized garden which is an important further feature being beautifully planted and with different areas of interest including a brook with a charming footbridge over which divides the garden into formal and informal areas. There is a summer house, garden store and useful side access. There is no designated parking but it is easy to park 3 cars alongside the front of the house.

Location

The house is situated in the heart of the village overlooking the picturesque village green. Hartest is one of West Suffolk's most favoured and popular villages with its famous green, a conservation area and characterised by its variety of period and individual buildings. The village's amenities, one of the reasons why Hartest is such a popular area to live, include a primary school, public house, village hall and village church. The Cathedral town of Bury St Edmunds, with its fine array of facilities, schooling and a commuter link to London Liverpool Street, is about 9 miles to the north with the market town of Sudbury and historic villages of Long Melford and Lavenham a short distance to the south.

- Outstanding 4 bedroom period house
- Incredible setting overlooking Hartest village green
- Delightful gardens with small brook
- Wealth of original features
- Sitting room, dining room
- Utility, cloakroom, cellar
- Kitchen/breakfast room
- Stunning garden room
- Principal bedroom with luxurious en-suite
- Three remaining bedrooms (two with mezzanine landings), family bathroom

Directions

When entering Hartest from the direction of Bury St Edmunds/Brockley, the house will be found on the left hand side on the village green.
what3words///engrossed.locals.smoker

Services

Mains electricity, water and drainage are connected.
Council Tax - West Suffolk - Band D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: O2 (Source Ofcom)
Flood Risk: No Risk

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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