High Rougham, Rougham

Sheridans

BTERGARTEN

High Rougham, Rougham IP30 9LP

Guide Price £750,000

Occupying a truly enviable position along a quiet lane, this substantial newly remodelled detached home provides versatile and beautifully presented accommodation complemented by large gardens and exceptional countryside views.

Beautifully improved, extended and thoughtfully configured, the property offers an impressive level of versatility extending to approximately 2,300 sq ft, making it equally suited to family living, multi-generational occupation or those seeking excellent home-working space.

A welcoming entrance hall forms the heart of the home, leading to a superb collection of reception rooms. The impressive dual aspect sitting room enjoys views across the gardens and provides an elegant space for both everyday living and entertaining, whilst a separate snug offers a more intimate retreat. The stunning vaulted dining room connects seamlessly with the well equipped kitchen, creating a sociable environment ideal for family gatherings and dinner parties, complemented by a useful pantry and door to garaging.

The ground floor accommodation is particularly flexible, with three generously proportioned bedrooms served by well-appointed and very spacious bath and shower facilities, presenting an ideal arrangement for guests, dependent relatives or growing families. A practical boot room and cloakroom completes the ground floor accommodation.

Occupying the first floor is a stunning principal suite, creating a peaceful sanctuary away from the main living accommodation.

Featuring an extensive bedroom, walk-in wardrobe, stunning free standing bath and seperate en-suite bathroom, the space enjoys a wonderful sense of privacy and quality. Adjacent is a substantial study with window seat affording incredible countryside views and perfectly suited to those working from home, with additional loft storage providing further practicality.

Outside

The property is approached along a driveway, providing plenty of vehicle parking, turning space and access to the adjoining newly built double garaging. The gardens are a particular feature, being mostly laid to lawn and including a variety of fruit trees and greenhouse, whilst enjoying amazing views over open countryside and farmland. There is a huge granite terrace which has integral lighting and electrical points, creating an ideal area for outdoor entertaining and al-fresco dining, whilst enjoying the incredible countryside views.

Location

The property occupies an enviable setting along a quiet lane backing onto farmland in this most desirable and exclusive area. High Rougham forms a collection of only a handful of properties situated within this peaceful semi-rural area, although located within only a short distance 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 into Rougham along New Road from the direction of Bury St Edmunds and Thurston, turn left at the crossroads towards Hessett. Follow the road, where the entrance to the property will be found a short distance further on the left hand side.

- Beautifully remodelled and extended detached home.
- Quiet lane setting with stunning countryside views.
- Approx. 2,300 sq ft of versatile accommodation.
- Large gardens backing onto open countryside.
- Impressive dual-aspect sitting room.
- Flexible layout with four generous bedrooms.
- Spacious ground-floor bedroom accommodation
- Luxurious principal suite with dressing area and en-suite.
- Ample parking and garage
- Delightful gardens affording far reaching countryside views, all in about 2/3rds of an acre

Services

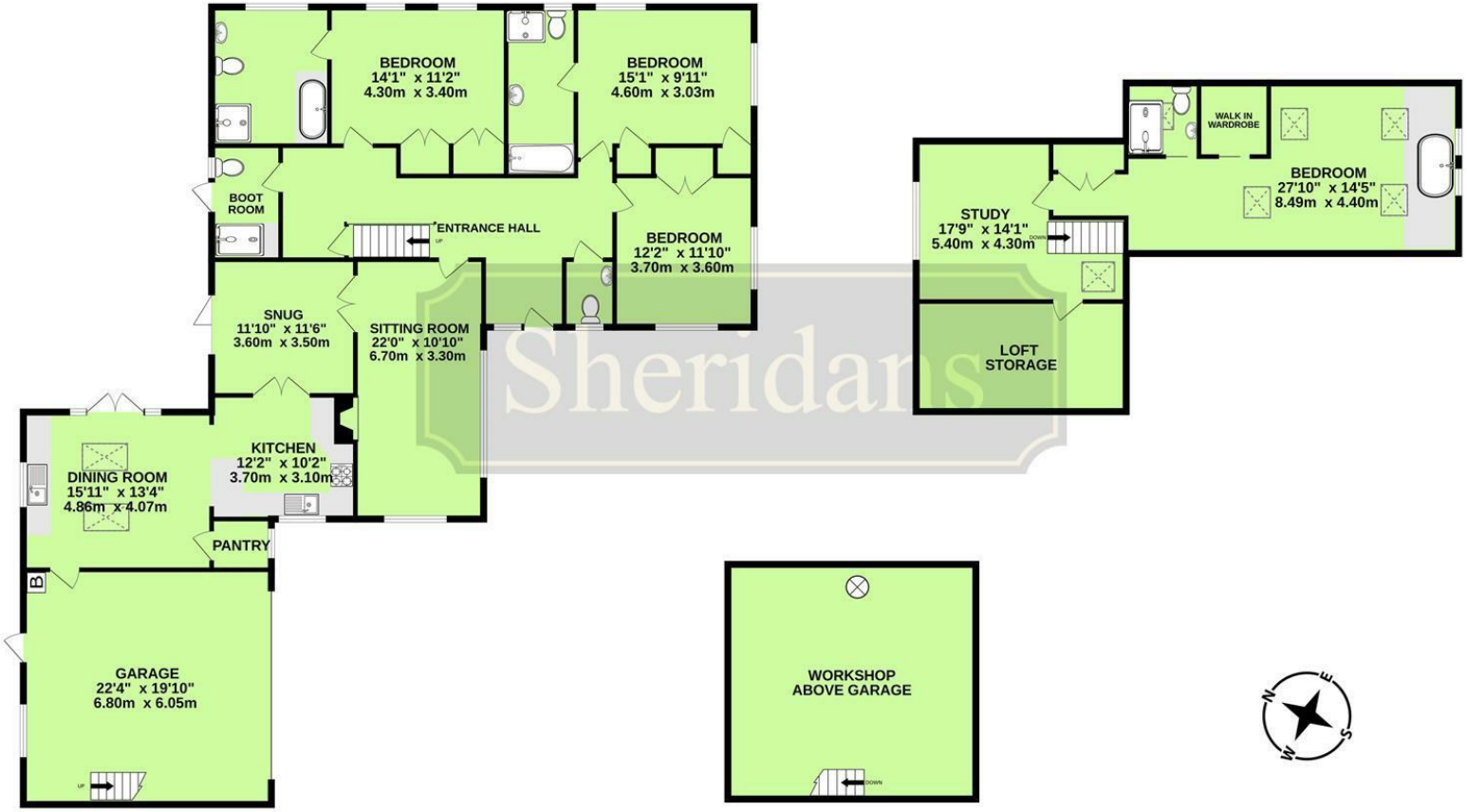
Mains electricity and water. Oil fired Radiator Central Heating. Private Drainage.
Air source heat pump for hot water. Solar panels and batteries. No onward chain.
Council Tax: West Suffolk Band: E
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (source gov.uk)

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2390sq.ft. (222.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



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