The Green, Risby

Sheridans

The Green, Risby IP28 6QH

Guide Price £750,000

A pretty detached grade II listed cottage offering much improved accommodation with large gardens and views across a picturesque village green.

An outstanding Grade II Listed detached cottage of considerable character, believed to date from the early 18th century and enjoying a delightful position overlooking the green within this well-regarded village.

Originally two cottages and constructed of traditional timber frame beneath a beautiful reed-thatched roof, the property has been sympathetically enlarged over the years, most notably by a substantial extension that blends seamlessly with the original architecture and finished off with an elegant newly built organgery.

Rich in period features, the accommodation extends to approximately 1900 sq ft and offers a wonderful balance of historic charm and practical living. A welcoming thatched porch opens into a generous farmhouse-style kitchen/breakfast room, fitted with bespoke cabinetry and centred around a wood-burning stove, creating a warm and sociable heart to the home. Beyond lies an impressive dual-aspect sitting room with French doors opening onto the fabulous newly built orangery enjoying stunning views of the gardens, whilst the dining room is particularly atmospheric, displaying exposed timbers and a magnificent inglenook fireplace. A utility room, porch and shower room add practicality and complete the ground floor accommodation.

The first floor is accessed via two staircases and comprises four bedrooms and a family bathroom. The principal bedroom is especially charming, with exposed beams and dormer windows overlooking the surrounding gardens. The remaining bedrooms offer flexibility for family life, guests or home working, with one smaller room.

Outside
The cottage is approached along two seperate driveways providing ample vehicle parking and access to a more recently build detached garage with gym/studio. Mature gardens wrap around the home and provide a secluded setting, with areas of lawn, established trees and colourful planting creating interest throughout the seasons. The rear garden enjoys a high degree of privacy and offers an ideal setting for entertaining or simply enjoying the peaceful surroundings.

Location
The cottage enjoys probably one of the best settings within the village, affording views across the village green. Risby is a picturesque village with a thriving local community, enjoying a range of local amenities including a well regarded primary school, antiques centre and garden nursery, village hall, a public house and parish church. Risby is situated within 4 miles of Bury St Edmunds, which is well served by shops, schools, cinemas a theatre and cathedral. There is easy access to the A14 dual carriageway, linking to Newmarket, Cambridge and London via the M11 motorway.

Directions
When entering Risy from the direction of the A14, continue to the heart of the village and the village green, where the cottage will be found overlooking the village green.

3 What Words ///universal.flopped.disarmed

Services
Mains water, gas, electricity and drainage. Air source heat pump. Solar panels.

- Arguabaly one of the prettiest homes in Risby
- Two driveways, recently built garage with gym/studio
- Beautiful gardens providing an excellent degree of privacy
- Attractive views over the village green
- Bespoke kitchen/breakfast room
- Sitting room with wood burner
- Dining room, newly built orangery
- Utility, shower room
- Four bedrooms
- Suffolk landing, family bathroom

EV charging point and rechargeable batteries.
Council Tax: West Suffolk Band: F
Broadband speed: Up to 1100 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas

Agents Note
The benefits of the cost savings resulting from the solar panels, batteries and heat pump as these save around a third of running costs per annum.

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1830sq.ft. (170.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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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