The Street, Horringer, Bury St. Edmunds

Sheridans

LOVE

The Street, Horringer, Bury St. Edmunds IP29 5SN

Guide Price £340,000

Situated within the highly regarded village of Horringer, this delightful period cottage effortlessly blends historic charm with practical modern living. Believed to date from circa 1875 and constructed of timber frame and brick beneath a traditional tiled roof, the property has been sympathetically improved by the current owners whilst retaining a wealth of original character, including exposed timbers and a feature fireplace, whilst benefiting from modern comforts such as UPVC sealed unit double glazing and oil-fired central heating.

The accommodation is bright, airy and deceptively spacious, extending over two floors and presented in excellent order throughout. A welcoming sitting room provides an inviting space in which to relax, where exposed timbers create a warm and characterful atmosphere befitting a home of this age and style. Beyond, the well-appointed kitchen/breakfast room is fitted with a range of shaker-style units complemented by oak work surfaces, providing space for appliances and ample room for both everyday dining and entertaining. A rear lobby gives access to the garden and leads through to a useful utility/shower room, adding further practicality to the ground floor accommodation.

On the first floor, a spacious landing with window provides an ideal area for home working, reading or hobbies and leads to two generously proportioned double bedrooms. One of the bedrooms enjoys an attractive fireplace, adding further charm and individuality. The bedrooms are served by a family bathroom fitted with a traditional white suite. The overall layout offers well proportioned accommodation making it equally well suited to a range of discerning buyers.

In all, a charming and characterful period cottage enjoying a popular village setting, combining original features with practical modern conveniences, together with off-road parking, an enclosed garden and spacious accommodation.

Outside

Outside, the cottage continues to impress. To the front, a low-maintenance garden incorporating slate shingle and planted borders provides an attractive approach. To the rear, a shared driveway provides valuable off-road parking for two vehicles, whilst a gate opens into the enclosed rear garden. Designed with ease of maintenance in mind, the garden has been attractively hard landscaped to create a private and practical outdoor space ideal for relaxing and entertaining alike. A substantial timber outbuilding with power and lighting connected offers excellent storage or workshop potential whilst discreetly concealing the oil tank.

Location

Horringer remains one of the most sought-after villages surrounding Bury St Edmunds, offering a thriving community centred around its church, village hall, primary school and popular public houses. The magnificent parkland of Ickworth Estate is within easy walking distance, with local residents able to benefit from the resident access scheme. Bury St Edmunds lies approximately two miles away and provides an extensive range of shopping, educational, recreational and cultural facilities, whilst the nearby A14 offers convenient connections towards Cambridge, Ipswich, Stansted Airport and London via the M11.

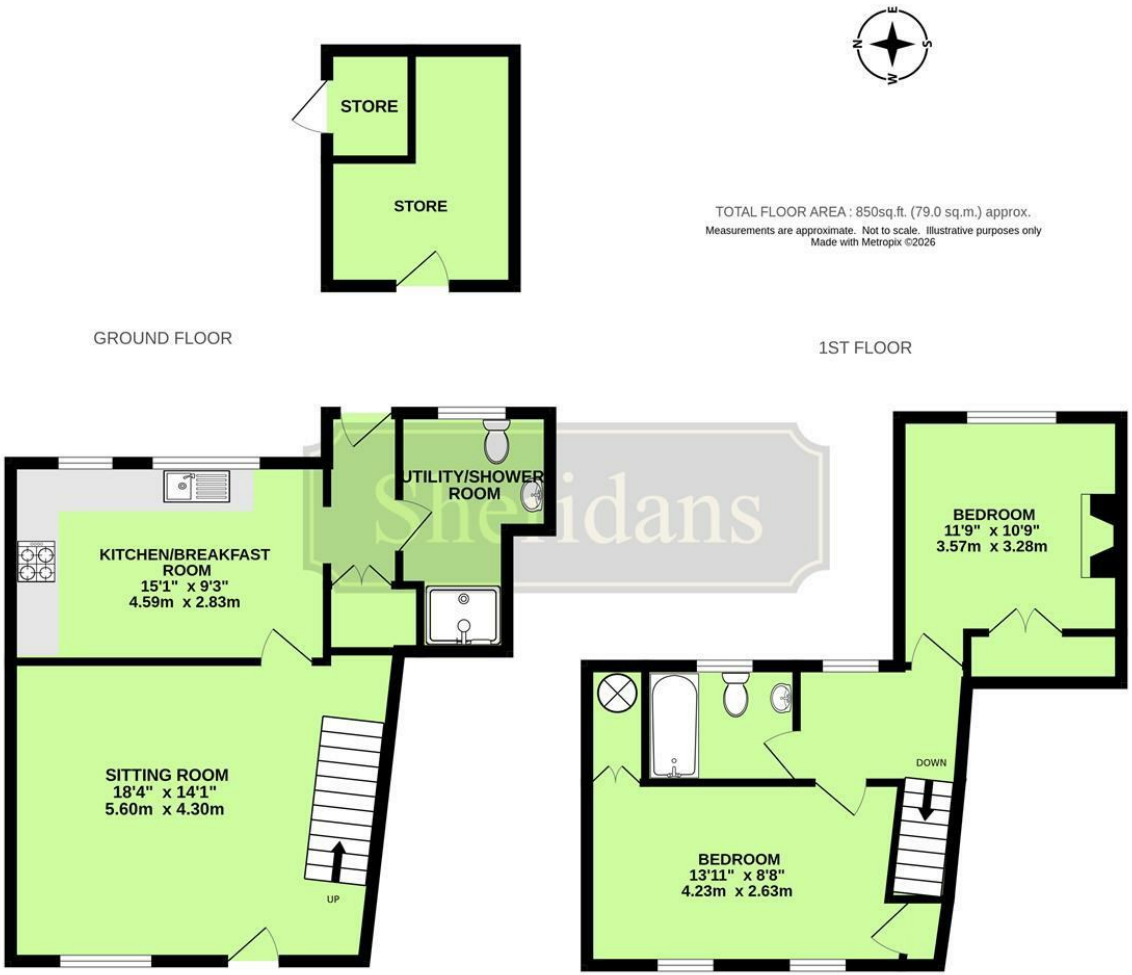
Directions

When entering Horringer from Bury St Edmunds, continue through the village where the property can be found on the left hand side.
3 What Words ///glance.curve.tested

- Characterful period cottage
- Bright and spacious interior
- Shaker style kitchen/breakfast room
- Ground floor shower/utility room
- Two double bedrooms
- Upstairs bathroom
- Low maintenance rear garden
- Off road parking two cars
- Popular village location

Services

Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax: West Suffolk Band: B
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
Agents Note: The property benefits from a right of access in favour of the neighbouring property for the purpose of carrying out repairs and maintenance. The current owners have advised that this right has not been exercised during the last 12 years and that the adjoining access door is no longer used.



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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The Property Ombudsman

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