



## 3 Rectory Place, Denham, Bury St. Edmunds, IP29 5EP

ELEGANT AND SPACIOUS country residence – Located off a private drive within the peaceful village of Denham, this beautiful home provides an impressive range of accommodation, making it perfect for a large family, or indeed anyone seeking the space to entertain in style.

Set in established gardens with a detached double garage and extensive parking, this really is a 'Must See' home.

- Stunning detached home of handsome proportions
- Occupying a superb village setting with long drive and detached garage
- Spacious reception hall, elegant sitting room with fireplace, dining room
- Impressive kitchen/breakfast room, utility, cloakroom, study
- Large landing area, 4 double bedrooms, en suite, family bathroom
- Generous sized gardens enjoying a private and peaceful setting

Guide Price £625,000



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## General Information

This spacious and elegant family home is pleasantly located within a small private cul de sac, close to open countryside, and yet within very reach of the neighbouring village of Barrow. Barrow offers an excellent range of local amenities including 2 village shops, a post office, a doctor's surgery, a refurbished public house, and a highly regarded primary school. The thriving market town of Bury St. Edmunds is approximately 5 miles away. The A14 is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.

This attractively presented 'Potton Home', was built in 1992 and has been owned since new by the present vendors – testament if needed as to what a lovely house it has been to live in. The property, which has NO UPWARD CHAIN, has been well maintained, but still provides the opportunity for some updating – giving buyers the chance to really make a wonderful family home.

On the ground floor: A porch leads into a generous reception hall with doors leading to the sitting room, dining room, and other ground floor rooms. The elegant dual-aspect sitting room is certain to impress, with French doors opening onto the rear gardens, a fireplace and built-in storage and attractive display shelving. The dining room is another dual-aspect room. There is a good-sized study – ideal for those working from home.

The spacious kitchen/breakfast room is fitted with a comprehensive range of cupboards and provides ample space for both a large family table and a sofa or chairs. It has French doors to the side and a separate door and window to the rear. Finally, there is a downstairs cloakroom and utility room which houses the oil fired boiler, serving the central heating.

Upstairs, the landing is extremely spacious and bright providing an ideal space for a quiet reading or study area. The main bedroom is a generous dual aspect room with lovely country and garden views. It has fitted wardrobes and an en-suite shower room. The remaining 3 bedrooms are all comfortable double rooms. The bathroom has a bath with shower over and there is a separate, large walk-in airing cupboard with ample shelving.

### Outside

The front gardens include a long gravel driveway providing plenty of parking and access to the detached double garage. The enclosed side and rear gardens offer good levels of privacy and lots of outdoor space for the whole family to enjoy, with a large patio ideal for outdoor entertaining, and established lawns, with mature hedges, flower and shrub borders, and lots of mature trees surrounding.

Services – Mains water, electricity and shared private drainage.

COUNCIL TAX – BAND G

### Directions

From Bury St. Edmunds town centre proceed along Out Risbygate passing the College and turning left on the mini roundabout into Westley Road. Stay on this road eventually leaving Bury St. Edmunds and into the open countryside. Continue through Little Saxham and into Barrow. On reaching the village green, turn left at the fork in the road. At the small crossroads continue straight over into Denham Lane. On leaving Barrow and entering Denham, Rectory Place is located after a short distance on the left.

Entrance Porch

Entrance Hall

Sitting Room 19'0 x 18'8 (5.79m x 5.69m)

Dining Room 13'5 x 11'5 (4.09m x 3.48m)

Study 7'2 x 9'5 (2.18m x 2.87m)

Utility Room 7'10 x 7'10 (2.39m x 2.39m)

Kitchen / Breakfast Room 12'8 x 18'11 (3.86m x 5.77m)

Cloakroom

Landing

Bedroom one 18'11 x 12'09 max (5.77m x 3.89m max)

Ensuite 7'09 x 7'06 (2.36m x 2.29m)

Bedroom 2 13'5 x 11'5 (4.09m x 3.48m)

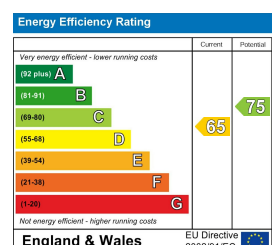
Bedroom 3 18'8 max x 9'3 max (5.69m max x 2.82m max)

Bedroom 4 18'8 max x 9'4 max (5.69m max x 2.84m max)

Family Bathroom

Double Garage 20'1 x 18'7 (6.12m x 5.66m)

Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.



