Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Ashcroft, 11 Sharps Green, Horringer, Bury St. Edmunds, Suffolk, IP29 5PP

A TRULY LOVELY HOME SET IN SUPERB GARDENS – If you have been searching for a property to become your forever family home this individual detached house is bound to be of interest.

Occupying an idyllic village setting, the property has been well maintained and offers an excellent range of accommodation. There is ample space to extend if desired (subject to consent) or enhance the property further, whilst significantly adding to its value.

Set in substantial gardens with woodland, the property is being sold with the advantage of having NO UPWARD CHAIN.

- Individual detached house offering much potential
- Occupying an established and sought after village location
- Reception hall, sitting room, dining room, kitchen
- Breakfast room, utility, garden room, shower room
- 4 Bedrooms, bathroom, cloakroom
- Very generous gardens, garage and ample parking

Guide Price £625,000

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General Information

The property occupies a pleasant corner plot position within easy reach of local village amenities and open countryside. Horringer is possibly one of the most popular villages in the area. There is a strong sense of community within the village centred around the church, community centre, primary school and 2 public houses/restaurants. Ickworth Park, which is owned by the National Trust is also within walking distance.

The thriving market town of Bury St Edmunds is around 3 miles away and offers an excellent range of educational, recreational and shopping facilities. The A14 can be easily reached and provides a fast route to Ipswich, Cambridge and London (Via the M11).

Ashcroft was built in 1961 and has been extended over the years to provide a generous range of accommodation. In our opinion, the potential exists to substantially extend the house further (if required and subject of course to permission), which could transform this lovely home into a truly stunning home of considerable value.

The property, which benefits from uPVC sealed unit glazing and oil fired central heating, has been well maintained but is now a little dated in places, making it something of a 'blank canvas'. Whilst the house is being sold with NO UPWARD CHAIN, Grant of Probate has yet to be issued.

On the ground floor: A entrance hall, with shower room off, leads into the spacious reception hall. The large sitting room enjoys a triple aspect and includes an open fireplace. The separate dining room also has a fireplace and enjoys lovely views over the gardens. The kitchen gives access to a breakfast room, connecting to the garden room, boiler room and utility.

On the first floor: A light and bright landing area leads to the 4 bedrooms, family bathroom and separate cloakroom.

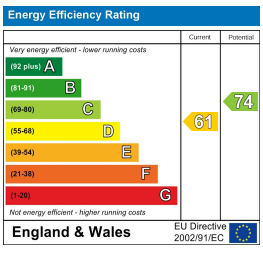
Outside
Without a doubt, the 'crowning glory' of the house are the beautifully landscaped gardens which extend to the front, side and rear of the house. In total the grounds are thought to extend somewhere between a half and three-quarters of an acre, although as this includes a large swathe of woodland it is hard to be precise.

The property has a good sized driveway to the front providing parking for a number of cars and access to the double length garage with space for a workshop. The side and rear gardens include a large lawn, an extensive patio area and a wide variety of specimen shrubs and trees. As previously mentioned, the rear boundary includes an area of mature woodland, providing complete seclusion for the gardens, a haven for nature and the perfect, safe place for children to have fun and explore. Finally, there is a greenhouse, shed and a vegetable plot.

COUNCIL TAX - BAND E

Directions
From the town, proceed southwest on the A143. Leave Bury St Edmunds and head into Horringer. On entering the village continue through the main street, passing the Six Bells Public House on the left and eventually turning left into Sharps Lane. Turn next left into Sharps Green and the property will be seen in the left hand corner.

Hall
Reception Hall 11'9 x 9'0 (3.58m x 2.74m)
Sitting Room 20'6 x 11'10 (6.25m x 3.61m)
Dining Room 17'8 min x 11'2 max (5.38m min x 3.40m max)
Kitchen 10'4 x 6'11 (3.15m x 2.11m)
Breakfast Room 9'8 x 7'8 (2.95m x 2.34m)
Garden Room 9'0 x 7'7 (2.74m x 2.31m)
Utility
Shower Room
First Floor
Bedroom 1 11'10 min x 11'4 (3.61m min x 3.45m)
Bedroom 2 11'4 x 7'7 min (3.45m x 2.31m min)
Bedroom 3 11'4 x 7'6 min (3.45m x 2.29m min)
Bedroom 4 10'2 x 9'0 (3.10m x 2.74m)
Bathroom 9'0 x 6'6 (2.74m x 1.98m)
Cloakroom
Double Length Garage 33'0 x 9'9 (10.06m x 2.97m)
Gardens



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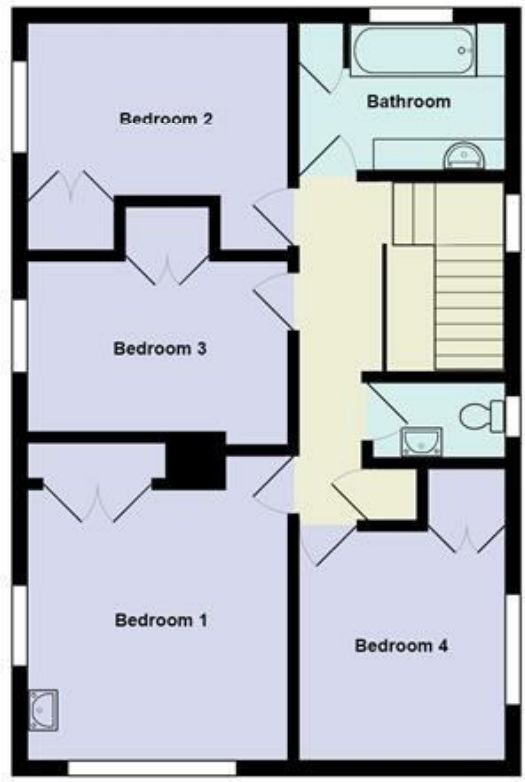

FIRST FLOOR

GROUND FLOOR

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