



Saxon Meadows, Hunston



SOLD



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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Saxon Meadows, Hunston IP31 3EJ

An impressive detached family home standing within half an acre of delightful grounds, whilst enjoying a splendid setting in the heart of the pretty village of Hunston.

Built to a high standard approximately 30 years ago and much improved in more recent years, this superb home displays delightful features complemented by spacious, well presented accommodation currently in brief comprising; entrance door opening to Entrance Porch: with door to Entrance Hall: with stairs off to first floor with under stairs cupboard and door to Cloakroom: with window to front, WC and wash basin. Study: window overlooking front gardens. Door from entrance hall to Kitchen: recently re-fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces whilst complemented by built-in appliances including oven, hob, dish washer, fridge and freezer. Sink unit, breakfast bar, two windows overlooking rear gardens and door to Utility: a large utility room recently re-fitted with a range of units providing cupboard space with sink and second fridge, door and window to rear garden, cupboard containing the oil fired boiler supplying the radiator central heating system. Sixteen solar panels fitted five years ago. Dining Room: an ideal reception for entertaining, dual aspect, door to rear gardens and opening to Sitting Room: another spacious triple aspect reception with fireplace and stove.

On the first floor, stairs rise from reception hall to Landing: with airing cupboard, window to front and door to Master Suite: dual aspect, 19ft in length with two sets of fitted wardrobe cupboards and door to En-Suite Bathroom: The three remaining bedrooms

enjoy views of the gardens and a Family Bathroom completes the accommodation.

Outside
Willow House is approached through a traditional five bar gate opening to a shingle driveway providing extensive vehicle parking, turning space and access to double garaging. The gardens are a splendid feature extending to all sides of the house whilst being mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and splendid specimen trees. Within the gardens is a bespoke summer house/home office measuring 20ftx12ft. All in about half an acre (s.t.s).

Location
Willow House enjoys an exclusive setting within the heart of this picturesque and sought after village. Hunston is situated approximately 8 miles to the north east of the historic market town of Bury St Edmunds and the excellent range of everyday facilities this fabulous market town has to offer. The well served village of Elmswell is 3.6 miles to the south east and also provides a further wide range of facilities, a railway station and excellent access to the A14. The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

Directions
Upon entering Hunston from the direction of Bury St Edmunds, turn right into Saxon Meadows and Willow House will be found on the right-hand side.

Offers In Excess Of £725,000

- Entrance porch, reception hall
- Sitting room with stove
- Dining room
- Study, cloakroom
- Kitchen breakfast room
- Large utility
- Master en-suite
- Three further bedrooms, family bathroom
- Expansive driveway, double garaging
- Generous well-stocked grounds with home office/studio, all in about half an acre

Services
Mains electricity, water and drainage are connected. Oil fired radiator central heating. Council tax band F. EPC Rating D.

