



Grange Mill, Chevington

Sheridans



Beautifully presented four bedrooomed detached house enjoying a delightful setting within the sought after village of Chevington.

Built of traditional brick construction beneath a tiled roof and complemented by two single storey rear and side extensions in more recent years, this outstanding family home provides comfortable accommodation with well-proportioned rooms, further enhanced by exceptional newly landscaped gardens providing the occupants with an excellent degree of privacy.

The beautifully presented accommodation possesses a light and airy feel whilst enjoying delightful views across an attractive green and currently in brief comprises of an entrance hall with oak flooring and stairs off to first floor with under stairs cupboard and door to the cloakroom. Double doors open to the comfortable dual aspect sitting room with oak flooring, views over the green and a feature fireplace. Opening to the stunning dining room, built to a particularly high quality with two sets of French doors to gardens. The well-equipped kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath Corian work surfaces and complemented by built-in appliances. From the kitchen leads to the utility room and splendid boot room partially utilised as a delightful home office overlooking the stunning gardens. A spacious family room/play room is a versatile reception and a generous study overlooks the front gardens and green beyond, completing the ground floor accommodation.

On the first floor is a landing leading to the four bedrooms and bathroom, including a spacious principal bedroom with recently fitted built-in wardrobes and a stylish re-modelled en-suite. The

three remaining bedrooms are served by the family bathroom, completing the accommodation.

Outside

Gravel driveway leads to the double garage with personal door to the garden which has a lawned area surrounded by mature hedging.

The rear of the property can be accessed from both sides via the side gates and leads to a private lawned area bordered by mature trees and hedging and further benefits from several terraced areas.

Location

The property is situated in a secluded corner position overlooking a large attractive green and accessed via a long shared gravel driveway. Chevington is a desirable village situated about 5 miles to the South West of the historic market town of Bury St. Edmunds and its excellent range of schooling, shopping, recreational and cultural facilities on offer. The village offers local amenities including a village hall, public house (currently being refurbished), church and a particular feature, is the village's close proximity to the magnificent Ickworth Park.

Directions

From the direction of Horringer and Bury St Edmunds, proceed into Chevington and continue through the centre of the village along Hargrave Road. Turn right into Grange Mill and follow the road round and the driveway leading to the property will be found on the right-hand side. What three words dull.imparting.oval

Services

- Outstanding four bedrooomed house
- Stunning newly landscaped gardens
- Sought after village location
- Ample parking, double garaging
- Principal bedroom, new stylish en-suite, three bedrooms, family bathroom
- Study
- Sitting room, superb dining room
- Family room/play room
- Kitchen breakfast room
- Utility, boot room/home office

Mains electricity and water. Heating - Oil fired radiator central heating

Council Tax: West Suffolk Band: F

Broadband speed: Up to 80 mbps available (Source Ofcom)

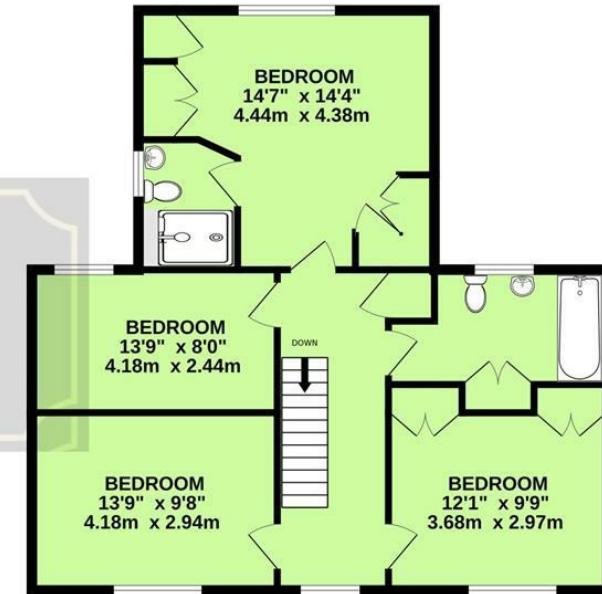
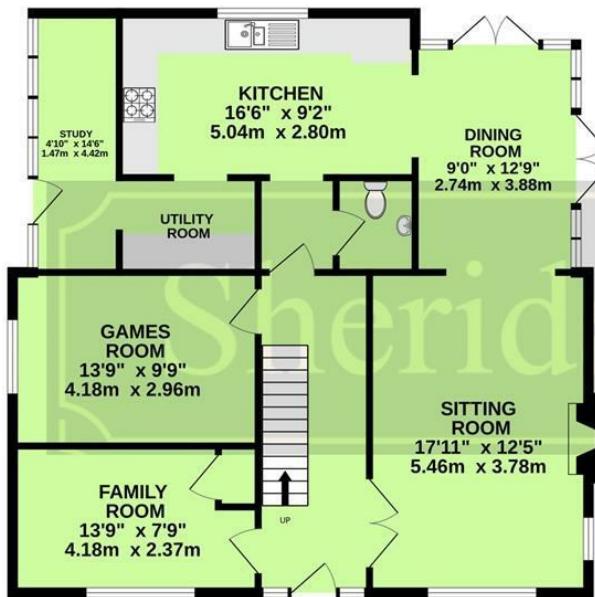
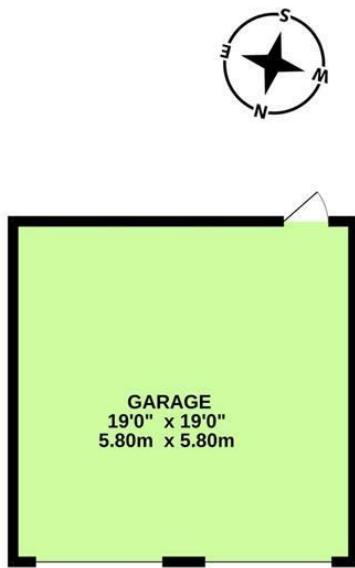
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



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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