



Old School Road, Whepstead

Sheridans



Old School Road, Whepstead IP29 4UA

Guide Price £635,000

An extended detached period house with generous gardens affording countryside views, whilst situated in a lovely setting within a highly regarded location

Ideal family home with large garden!.....An extended 4 bedroom detached period house affording delightful countryside views enjoying a delightful setting in Whepstead.

Understood to have been built in the 1800s, this delightful detached period house has in more recent years, been substantially extended and much improved and now provides a surprising level of well-presented accommodation, complemented by delightful gardens affording stunning countryside views, whilst situated in a quiet setting, within one of the areas more sought after and highly regarded villages.

The accommodation currently in brief comprises; Entrance door opening to Entrance Porch; which gives access the dining room and snug/family room. The snug/family room has a fireplace with wood burning stove, window to front and access to an inner hallway which has a wet room off and large utility room. The dining room is an ideal space for entertaining with window to front, fireplace recess, staircase to the first floor with under stairs cupboards. The well equipped kitchen/breakfast room has a newly fitted range of modern units providing plenty of drawer and cupboard space and built in appliances and French doors to the rear gardens. The sitting room is a lovely light and airy reception room with windows to side and rear, French windows to rear gardens, wooden flooring and a red brick fireplace with wood-burner.

On the first floor is a spacious landing area with vaulted ceiling and exposed timbers which leads to the four bedrooms and family bathroom. The principal bedroom has a large walk in wardrobe and stylish en-suite shower room. Double doors open to a Juliet balcony which enjoys views over the garden and farmland/countryside beyond. The guest bedroom has a vaulted ceiling, plenty of storage,

an en-suite shower room and further Juliet balcony with views. Bedrooms three and four are also good sized double rooms and the family bathroom complete

Outside
The gardens to the front of the house are set behind mature hedging and include a large gravelled parking area, which also leads to the side of the house with double timber gates leading into the rear garden. The rear gardens are laid extensively to lawn and include a wide variety of specimen shrubs and trees. Towards the rear boundary is a large timber framed workshop with light, power and internet connection.

Location
The property enjoys an enviable setting enjoying stunning views to the rear across undulating countryside in this extremely sought after location. Whepstead is a very highly regarded village situated less than 5 miles south of the centre of Bury St Edmunds. The village has an active community and its facilities include a well regarded local pub, village hall and church. The village is well positioned for the A14 which gives easy access to Ipswich, Cambridge, Bury St Edmunds and beyond. Bury St Edmunds is one of Suffolk's finest market towns and offers educational, recreational and cultural amenities including the Cathedral and the Theatre Royal, along with extensive shopping and entertainment facilities.

Directions
Leave Bury St Edmunds on the A143 and take the B1066 which leads to the village of Whepstead. From Pages-Hill Road continue onto Rede Road and turn right onto Old School Road. The driveway leading to the property will be found on the right hand side.

what3words: ///domain.amused.boomers

Services

- Entrance porch
- Newly fitted kitchen breakfast room
- Dining room, Snug
- Sitting room with wood-burner
- Large utility, shower room
- Principal bedroom with dressing room, en-suite and balcony
- Three further bedrooms, en-suite shower, family bathroom
- Driveway providing ample parking
- Delightful gardens and amazing countryside views
- Much improved, original features

Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax - West Suffolk Band E.
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk





GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 2056 SQ.FT. (191.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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