



**Silver Street, Old Newton, Stowmarket**

**Sheridans**



# Silver Street, Old Newton, Stowmarket IP14 4HE

Guide Price £545,000

Impressive detached bungalow standing within stunning gardens whilst enjoying an incredible rural setting along a quiet country lane affording panoramic countryside views. All in 1 acre.

Understood to have been built in 1965 of traditional brick construction beneath a tiled roof and extended and improved in more recent years, this much loved home provides light and airy accommodation with well proportioned rooms affording stunning views to the surrounding countryside. A particular feature are the amazing well stocked gardens and the wonderful setting.

Benefitting from oil fired radiator central heating and no onward chain, the accommodation currently in brief comprises an entrance hall with door to the spacious sitting room with fireplace and bay window overlooking front gardens. A pair of glass doors open to the dining room, creating an ideal room for entertaining with windows to front and side and pair of doors to the delightful garden room. The kitchen is fitted with a range of units providing plenty of drawer and cupboard space with space for cooker. The principal bedroom is a particularly large room with window overlooking the rear gardens. The second bedroom is also a double room with fitted wardrobe cupboards and window to front. The more recently upgraded shower room completes the accommodation.

## Outside

The property is approached along a driveway providing plenty of vehicle parking, turning space and access to the adjoining garaging. The grounds are a wonderful feature of the property being stocked with an abundance of well stocked flower beds, numerous mature shrubs, feature pond with bridge and a huge variety of specimen and fruit trees. The gardens are mostly laid to lawn and provide total

privacy and seclusion whilst affording amazing countryside views. Various pathways lead through the gardens and to the workshop, shed, summer house and charming art studio creating an ideal area to work from home or relax. The property stands in all about 1 acre.

## Location

The property enjoys an enviable country setting, along a quiet country lane surrounded by open countryside. The village of Old Newton is situated approximately 5 miles from the market town of Stowmarket and within easy reach of the historic town of Bury St Edmunds (14 miles) and the county town of Ipswich (16 miles). All three towns have mainline railway stations with direct trains from Stowmarket to London Liverpool Street. The A14 trunk road provides access in a westerly direction towards Cambridge and the Midlands. The historic city of Norwich is also easily accessible via car or train. Suffolk's Heritage Coast is under an hour away.

Old Newton itself is a well served village with amenities including a church, primary school, excellent village shop, bowls club and sports and social club adjacent to the village hall and playing field. There are many footpaths in the local area, making it perfect for keen walkers. The surrounding villages offer a further range of amenities including restaurants/pubs, a bakery, butchers, post offices, and doctors surgeries. Stowmarket also provides a good range of shops, recreational and leisure activities and schooling.

## Directions

When entering Old Newton from the direction of Bury St Edmunds and Haughley, turn left into Silver Street and follow the lane, where the property will be found further on the right opposite open countryside.

3 What Words ///refrain.drill.presented

## Services

- Detached bungalow in tranquil rural setting
- Stunning landscaped grounds extending to 1 acre
- Plenty of vehicle parking, garage
- Workshop, summer house, art studio/home office
- Breath-taking views across surrounding countryside
- Sitting room
- Dining room
- Kitchen, garden room
- Two large bedrooms, shower room
- No onward chain

Mains electricity and water. Private drainage. Oil fired radiator central heating.

Council: Mid Suffolk Tax Band D.

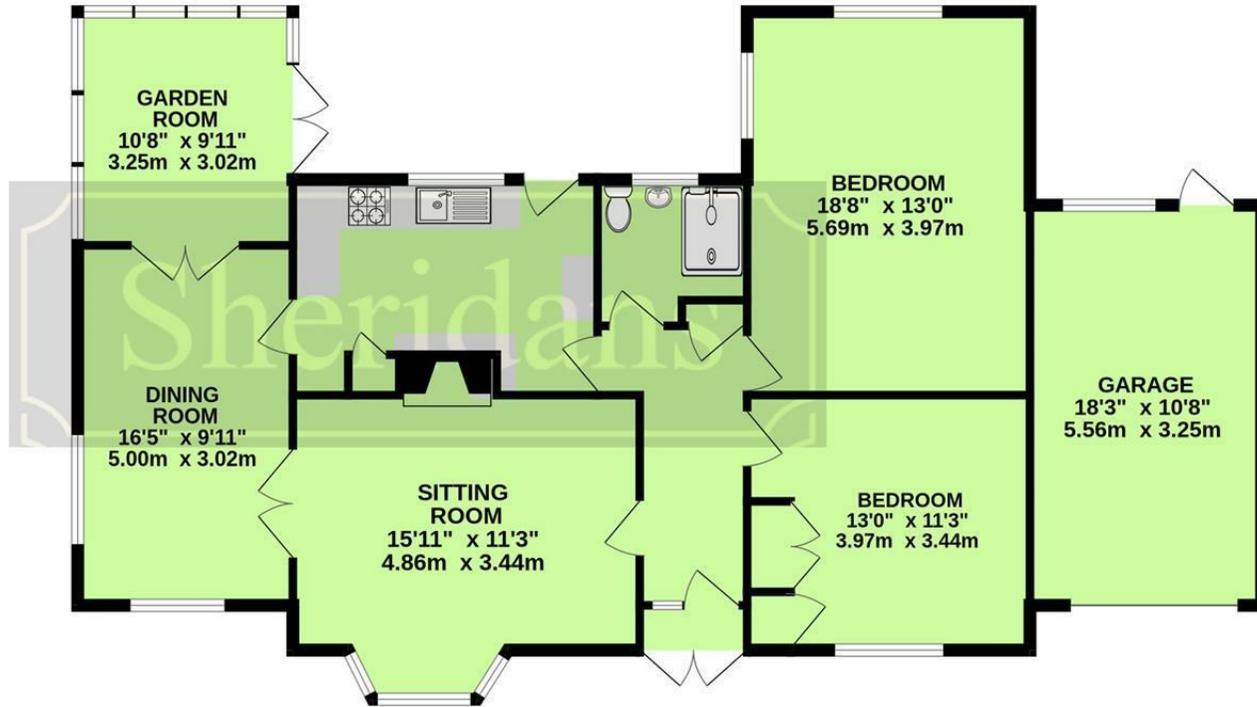
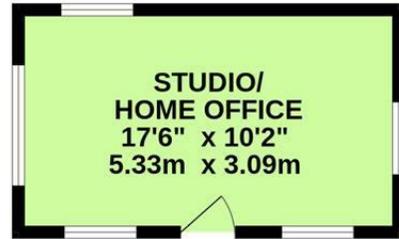
Broadband speed: Up to 18000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.  
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.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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