



Dunstall Green, Ousden, CB8 8TZ

CHEFFINS

Dunstall Green

Ousden,
CB8 8TZ

A three bedroom Grade II listed detached cottage dating back to the 15th Century, which would benefit from sympathetic upgrading throughout and extending to approximately 1771sqft. The property further benefits from off-road parking for multiple vehicles, as well as a substantial brick built storage barn offering potential for conversion subject to the necessary planning consents and the overall plot extends to approximately 0.83 of an acre.

3 2 3

Guide Price £450,000





LOCATION

Ousden is a picturesque village in West Suffolk offering breathtaking countryside views across hills and valleys. It provides a peaceful rural lifestyle with a strong community feel, featuring a historic church, village hall, playing fields, pub, and excellent walks. Ideally located midway between Newmarket (about 7 miles) and Bury St Edmunds (about 9 miles), it offers easy access to their amenities, schools, shops, and rail links. Nearby A14/A11 roads connect swiftly to Cambridge (around 21 miles/30 mins drive), while bus services link to local hubs.

FRONT ENTRANCE DOOR

leading into:

PORCH

with built-in shelving, downlighter, timber framed window overlooking, side access into:

SITTING ROOM

with Inglenook fireplace, exposed timber beams, built-in inset bookshelf, dual aspect timber windows overlooking front and rear of the property.

DINING ROOM

carpeted, dual aspect timber windows overlooking front and side of the property, Inglenook fireplace with exposed timber beams, built-in storage cupboards with shelving and further inset shelving unit, wall lights.

KITCHEN

with laminate tile effect flooring, door leading out to side of the property, Aga (not tested), floor units and laminate worktop with timber framed window overlooking the rear of the property, downlighter, part tiled walls, space for oven.

STUDY

carpeted, timber and glass pane door leading out to rear garden, timber framed window overlooking the rear garden, built-in storage cupboard with hanging hooks and shelving, downlighter, stairs leading to first floor.

RECEPTION ROOM 2

dual aspect timber framed windows overlooking front and rear of the property, two inset storage units with shelving, electric storage heater and downlighter.

BEDROOM

carpeted, wall light, exposed timber beam, timber framed window overlooking the side of the property.

ENSUITE SHOWER ROOM

with cork flooring, walk-in shower and wash hand basin, timber framed window overlooking rear of the property, extractor fan, wall light.

W C

with low level w.c., wash hand basin, cork flooring. Door to:

LEAN-TO

ON THE FIRST FLOOR

LANDING

carpeted, storage cupboard containing hot water tank, further storage cupboard and timber framed window overlooking front of the property, exposed timber beams, electric storage heater, access into various rooms.

PRINCIPAL BEDROOM

carpeted, triple aspect timber framed windows overlooking front, side and rear of the property, built-in wardrobe with drawers, electric storage heater, wall lights, exposed timber beams.

FAMILY BATHROOM

carpeted, three piece suite comprising bath, wash hand basin, low level w.c., timber framed window overlooking rear of the property.

BEDROOM 2

carpeted, triple aspect timber framed windows

overlooking front, rear and side of the property with far reaching views over fields beyond, electric storage heater, exposed timber beams, wall lights.

OUTSIDE BRICK BUILT BARN

with concrete floor, exposed timber beams, ideal for storage or potential for conversion, subject to the necessary planning consents. Further room with tiled flooring, brick and flint walls, stairs up to mezzanine area offering further storage space with electricity.

OUTSIDE

The property is approached via gravel driveway leading up to front door. Front garden is partially enclosed by hedging, trees and various shrubs, stream leading across the front garden with bridge over. Brick built storage barn with sliding timber door, side gate leading out onto the rear garden set into side door.

Rear garden is predominantly laid to lawn with pond and again partially enclosed via hedging and a variety of trees, shrubs and bushes.





Guide Price £450,000

Tenure - Freehold

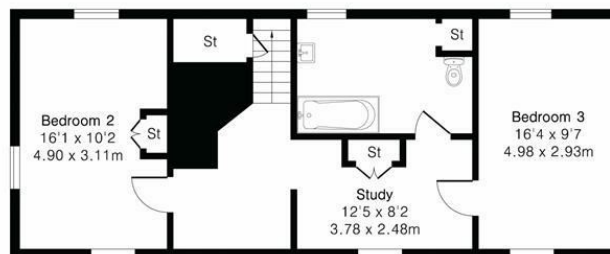
Council Tax Band - F

Local Authority - West Suffolk Council

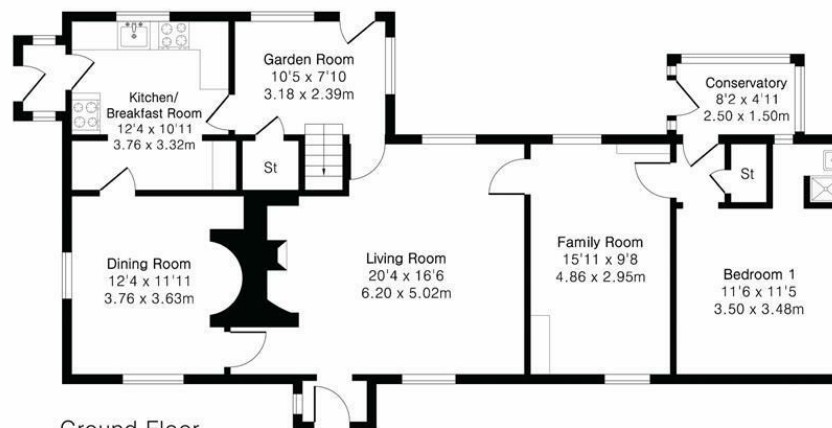
Approximate Gross Internal Area 1771 sq ft - 164 sq m

Ground Floor Area 1110 sq ft - 103 sq m

First Floor Area 661 sq ft - 61 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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