



Middle Green, Higham, IP28 6NY

CHEFFINS

Middle Green

Higham, Higham,
IP28 6NY

- Minimum 6 Month Tenancy
- 4 Bedrooms – 2 Ensuities
- 3 Reception Rooms
- Exceptional Character
- Large Garden & Double Garage
- Countryside Views
- Individual Detached House
- Available January 2026

An individual detached house with exceptional character attractively situated with views over farmland. The property benefits from generous room sizes throughout with a triple aspect kitchen with vaulted ceiling and bi-fold doors, a large family room and a sitting room with a fireplace. Additional features include 4 double bedrooms, 2 ensuities, air source heating, a double garage and large gardens. EPC: B, Council Tax Band: G. Available early November 2024.

4 3 2

£3,500 PCM





LOCATION

HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

Entrance Porch

with storage cupboard with coat hooks and shelving, recessed ceiling spotlights.

Entrance Hall

with stairs leading to first floor, recessed ceiling spotlights.

Kitchen / Breakfast Room

a triple aspect room with modern base and wall mounted units, 5 ring gas hob with extractor hood over, range style oven, stainless steel sink with mixer tap over, island with storage, vaulted ceiling and bi-fold doors.

Family Room

with bi-fold doors, recessed ceiling spotlights.

Sitting Room

a double aspect room with a fireplace housing multi fuel burner, bi-folding doors, recessed ceiling spotlights.

Study

with window to front, recessed ceiling spotlights.

Cloakroom

with pedestal basin, low level WC, recessed ceiling spotlights.

Rear Lobby

with door to garden, storage cupboard with shelving.

Utility Room

with base and wall mounted units, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble drier, recessed ceiling spotlights.

FIRST FLOOR

Bedroom 1

with 2 double built-in wardrobes, radiator.

Ensuite Shower Room

with double shower cubicle, low level wc, handbasin with mixer tap, shelving, radiator.

Bedroom 2

with double built-in wardrobe, radiator.

Ensuite Shower Room

with shower cubicle, low level wc, handbasin with mixer tap, radiator.

Bedroom 3

a triple aspect room with double built-in wardrobe, radiator.

Bedroom 4

with double built-in wardrobe, radiator.

Family Bathroom

with low level wc, pedestal handbasin, enclosed shower cubicle, bath with mixer tap, radiator.

OUTSIDE

The front of the property is approached by a sweeping gravelled driveway.

REAR GARDEN laid to lawn with patio area, outside tap and outside light.

DOUBLE GARAGES with up and over doors, light and power.

Letting Agents Notes

Deposit - £4038.00

Holding Deposit - £807.00

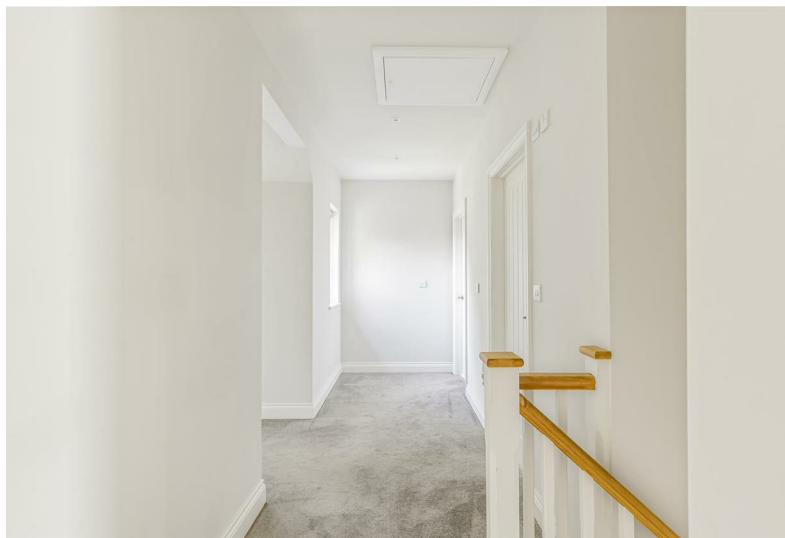
For more information on this property please refer to the Material Information brochure on our Website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£3,500 PCM
Council Tax Band - B
Local Authority - West Suffolk





Approximate Gross Internal Area 2705 sq ft - 251 sq m

Ground Floor Area 1553 sq ft - 144 sq m

First Floor Area 1152 sq ft - 107 sq m

Garage Area 482 sq ft - 45 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.