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## South Farm House, Lower Green, Higham, IP28 6NJ

A 5 bedroom detached thatched period property attractively situated in a no through road in a semi-rural location. The property offers spacious accommodation with 3 large reception rooms, 5 bedrooms with 1 ensuite and a triple aspect kitchen/dining room. Additional features include a large established garden, a triple garage and views over farmland. EPC: E. Council tax band G. Available now.

# £2,200 PCM

- Minimum 6 month tenancy
- 5 Bedrooms - 1 Ensuite
- 3 Reception Rooms
- Kitchen/Breakfast Room
- Large Garden
- Triple Garage
- Oil Central Heating
- Semi-Rural Location
- Detached Thatched



*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.*

ACCOMMODATION with approximate room sizes

## ENTRANCE HALL

with half glazed entrance door, stairs leading to first floor, under stair storage cupboard, wall light point, radiator.

## CLOAKROOM

with low level WC, pedestal hand basin, radiator, window to front aspect.

## STUDY

14'10" x 8'11" (4.54 x 2.74)

with built-in cupboards and shelving, radiator, windows to side and rear aspects.

## FAMILY ROOM

16'10" x 16'6" (maximum) (5.15 x 5.03 (maximum))  
with wood burning stove, 2 radiators, built-in shelving, wall light points, windows to front and rear aspects.

## ALCOVE PORCH AREA

with windows to front and side aspects.





## SITTING ROOM

16'6" x 15'6" (5.04 x 4.74)

with fireplace with feature wood burning stove, granite hearth and brick surround, wall light points, 2 radiators, window to front aspect, pair of French doors leading to the rear garden.

## KITCHEN/DINING ROOM

15'7" x 14'7" (4.77 x 4.46)

A triple aspect room with 1.5 bowl stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, space and plumbing for dishwasher, oil fired AGA, part glazed door to rear.



## REAR PORCH

with Camray oil fired central heating boiler, space and plumbing for washing machine, space and vent for tumble dryer, window to rear aspect, half glazed door leading to the rear garden.







FIRST FLOOR LANDING  
with 2 radiators, 2 windows to rear aspect.

BEDROOM 1  
14'4" (20'7" max) x 17'3" (max) (4.37 (6.28 max) x 5.27 (max))  
with built-in shelving, triple built-in wardrobe and a further double built-in wardrobe, 2 radiators, windows to front and rear aspects.

ENSUITE SHOWER ROOM  
with tiled shower cubicle, hand basin, low level WC, tiled splashbacks, ladder style heated towel rail, extractor fan, recessed ceiling spotlights.



**BEDROOM 2**

15'11" (max) x 13'0" (4.87 (max) x 3.98 )

with 2 double built-in wardrobes, pedestal hand basin, radiator, windows to front and side aspects.

**BEDROOM 3**

13'3" x 11'4" (4.06 x 3.47)

with pedestal hand basin, radiator, window to front aspect.

**BEDROOM 5**

15'11" (max) x 8'10" (4.87 (max) x 2.70)

with radiator, window to front aspect.

**REAR HALLWAY**

with a triple built-in cupboard.

**BEDROOM 4**

15'11" x 7'2" (4.87 x 2.19)

with radiator, access to roof space, 2 windows to rear aspect.

**BATHROOM**

with modern suite comprising bath with mixer tap and shower attachment over, pedestal hand basin, low level WC, part tiled walls, heated towel rail, airing cupboard with cylinder, extractor fan, recessed ceiling spotlights, window to side aspect.

**OUTSIDE**

To the front of the property is approached via a large shingled driveway with a flint wall with established trees and shrubs and outside light.

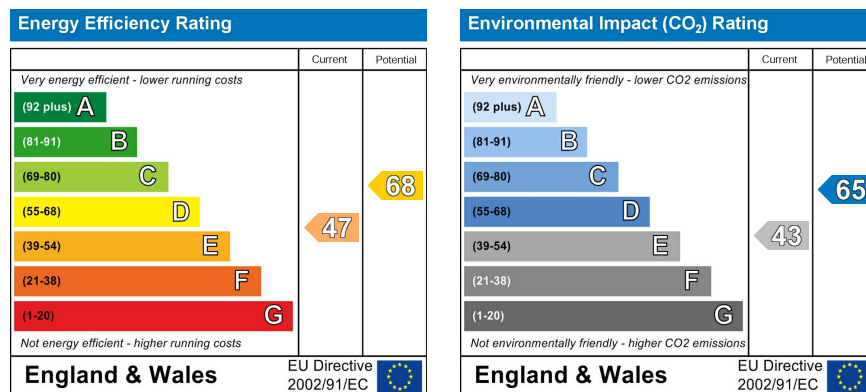
To the rear of the property is approached via a second driveway leading to a shingled parking area and a triple garage with 3 pairs of wooden doors. A large side and rear garden laid to lawn with established trees and hedge borders, oil tank and outside light.





## Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.