



The Street, Barton Mills, IP28 6AA

**CHEFFINS**

## The Street

Barton Mills,  
IP28 6AA

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Offers In Excess Of

- Modern Kitchen/Breakfast Room
- 4 Reception Rooms
- 4 Bedrooms
- Large Detached Outbuilding (Potential to Convert to Annexe stp)
- Outdoor Heated Swimming Pool
- 2 Garages & Driveway
- Beautifully Landscaped South Facing Gardens

A charming 4 bedroom period detached property located near beautiful riverside walks and with good access links to Newmarket, Bury St Edmunds and Cambridge. The property has been greatly improved and sympathetically extended benefiting from over 2,400 sq ft of well presented accommodation, an outdoor swimming pool and a large brick-built outbuilding comprising 2 garages, a utility room and further storage - with potential to convert to annexe accommodation (stp). Viewing Essential.





## LOCATION

BARTON MILLS is located 9 miles from the famous racing town of Newmarket, 14 miles from Bury St Edmunds and is well situated for the market town of Mildenhall which offers extensive shopping and recreational facilities. The A14/All trunk road provides access to Newmarket, the University City of Cambridge and London via the M11.

**ENTRANCE PORCH**

with entrance door, solid wood flooring, 2 single glazed windows to each side, inner door leading through to;

**LIVING ROOM**

A dual aspect room with a double glazed window to the front aspect and double glazed French doors with a full length window overlooking the rear garden, solid wood flooring, stairs leading up to the first floor, 2 radiators, bespoke built-in storage, exposed brickwork fireplace with a cast iron surround and multi-fuel burner, inset spotlights.

**DINING ROOM**

A dual aspect room with double glazed windows to the front and rear aspects, solid wood flooring, open fireplace, inset spotlights, radiator.

**KITCHEN**

A lovely room with a large central island with a range of matching wall and base units with granite work surfaces over, sunken sink within the island, Siemens double oven and warming tray, induction hob with extractor hood over, integrated dishwasher and large fridge, wall mounted gas boiler, bin store, full length radiator, tiled flooring with under floor heating, inset spotlights, double glazed windows to the side and front aspects.

**BREAKFAST ROOM**

with inset spotlights, tiled flooring, radiator, French doors opening onto an outside patio seating area and a further double glazed door to the side aspect.

**FAMILY ROOM/SNUG**

with a radiator, built-in storage, inset spotlights, double glazed door opening onto the patio seating area, double glazed window to the rear aspect.

**CLOAKROOM**

with a low level WC, wall mounted wash hand basin, natural stone tiled walls, tiled flooring, extractor fan, heated chrome towel rail.

**STUDY**

with a cast iron feature fireplace, radiator, inset spotlights, 2 secondary glazed windows to the front aspect.

**FIRST FLOOR****LANDING**

with 2 radiators and 3 double glazed windows to the rear aspect.

**PRIMARY BEDROOM**

A beautiful dual aspect room with 2 double glazed windows to the front and rear aspects, inset spotlights and a radiator.

**ENSUITE BATHROOM**

A refitted suite comprising a low level WC, vanity wash hand basin with marble worktop, side tiled bath with shower attachment, tiled flooring and tiled splashbacks, heated chrome towel rail, radiator, inset spotlights, storage cupboard.

**DRESSING ROOM**

with built-in wardrobes, radiator, loft access, inset spotlights, double glazed window to the front aspect.

**BEDROOM 2**

with a radiator, built-in wardrobes, vanity wash hand basin, 2 secondary glazed windows to the front aspect.

**BEDROOM 3**

with a radiator, exposed floor boards, loft access, freestanding wardrobe, vanity wash hand basin, double glazed window to the rear aspect.

**BEDROOM 4**

with a radiator, built-in wardrobe, double glazed window to the front aspect.

**FAMILY BATHROOM**

A beautiful 4 piece suite comprising a side panelled oval bath, low level WC, large shower with glass screen, fully tiled flooring and walls, vanity wash hand basin, 2 heated chrome towel rails, inset spotlights, large airing cupboard housing the water cylinder.

**OUTSIDE**

To the front of the property is a landscaped garden area laid to lawn, enclosed by hedgerows and picket fencing with a redbrick pathway to the front entrance door.

To the side is a shingled driveway providing off-road parking, access to a further garage and store area. Vehicular double gated access leads to a continuation of the shingled driveway to the rear providing additional parking for 4/5 cars.

The rear garden has been beautifully landscaped with an Indian sandstone patio seating area adjoining the property. The gardens are laid to lawn with flower and mature shrub borders enclosed by mature hedgerow. A pathway leads to a further lawned garden area with flower bed borders, timber built dog kennels and an enclosed decked seating area with a summerhouse overlooking the outdoor swimming pool (heated via air source heating).

**DETACHED OUTBUILDING**

Brick-built with solar panels on the roof. Potential to convert to annexe accommodation (subject to the relevant permissions)

Currently comprising;

**UTILITY ROOM**

with a range of matching wall and base units with work surfaces over, heated towel rail, tiled flooring, inset spotlights, space and plumbing for white goods, a double glazed window to the side, access through to;

**STORE ROOM**

with a door leading through to the;

**GARAGE**

with power and light, double timber doors to the front, window to the front aspect.

Cloakroom with a low level WC and hand wash basin.

**WOOD/COAL STORE**

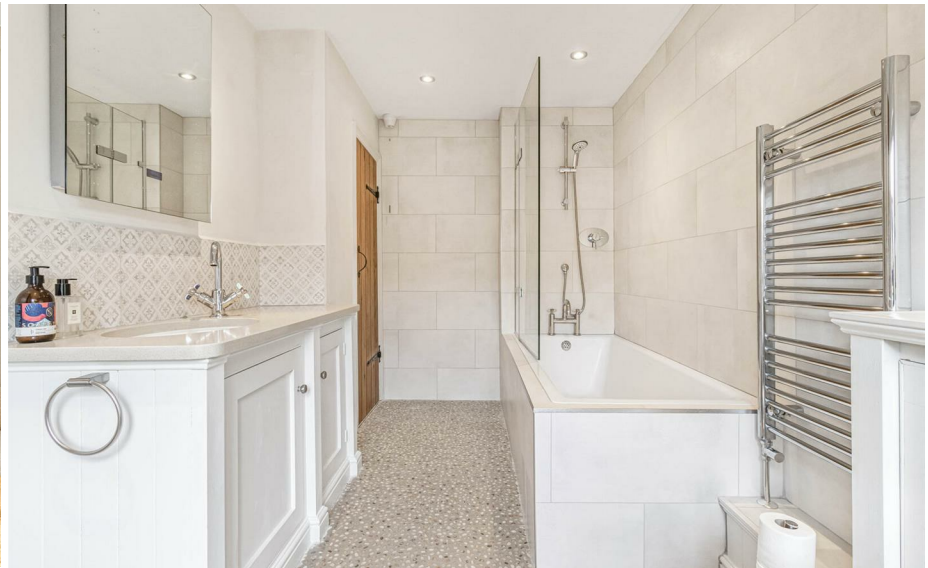
with power and light.

**SALES AGENTS NOTES**

1. The house is mainly brick construction, although part is clunch and flint.
2. Located in a conservation area and the property has some trees under a TPO.
3. The property benefits from 14 solar panels on the outbuilding (Installed in 2023 and owned outright)


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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Offers In Excess Of £825,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - West Suffolk





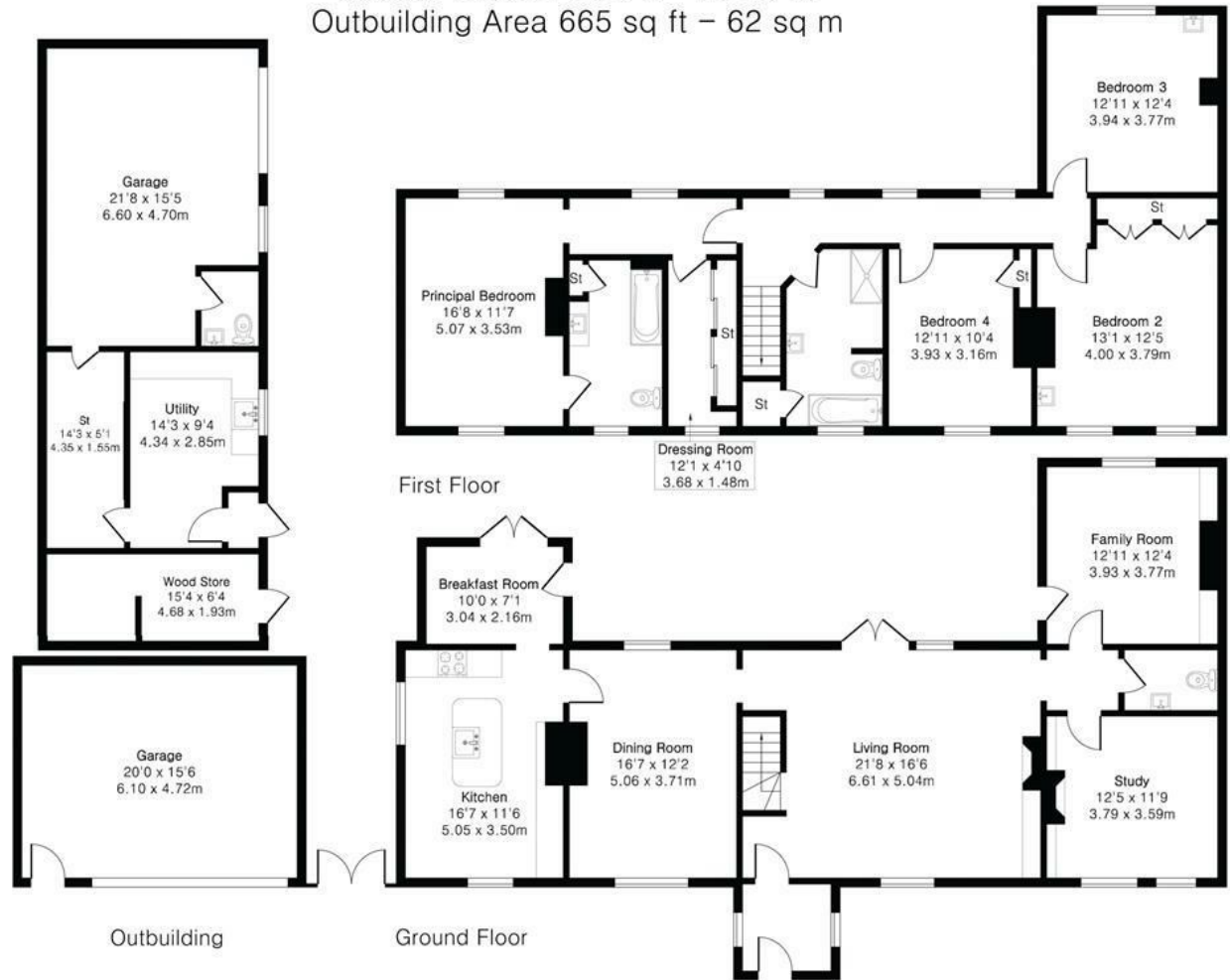
**Approximate Gross Internal Area 2410 sq ft - 223 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1264 sq ft – 117 sq m

First Floor Area 1146 sq ft – 106 sq m

Garage Area 310 sq ft – 29 sq m

Outbuilding Area 665 sq ft – 62 sq m



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.



[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.

