



Upper Green, Higham, IP28 6PA

CHEFFINS

Upper Green

Higham,
IP28 6PA

- Substantial period country home offering approx. 3,300 sq ft of accommodation
- Elevated position with panoramic views across open Suffolk countryside
- 5 generous bedrooms, including a principal suite with dressing room and ensuite
- Spacious open-plan kitchen/living/dining room at the heart of the home
- 3 reception rooms, plus utility and boot room
- Set within approx. 0.75 acres of mature gardens
- Rich in history – originally two Victorian cottages, now a single family residence
- Excellent access to Cambridge, Bury St Edmunds, Newmarket and the A14

A rare opportunity to acquire a handsome and historic country home in an elevated position with panoramic views over unspoilt Suffolk countryside. West End House is a truly exceptional period home, offering approximately 3,300 sq ft of beautifully proportioned accommodation, set in 0.85 acres of mature grounds in the heart of the sought-after village of Higham. Positioned at the top of Upper Green, the property occupies an elevated setting with outstanding far-reaching views and easy access to Cambridge, Bury St Edmunds, Newmarket, and the A14.

5 3 3



Guide Price £1,150,000



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.

WEST END HOUSE

Believed to have originally formed part of the Higham Estate, the property was historically two Victorian cottages—constructed from traditional flint and brick with decorative chimneys—later sympathetically combined to create a substantial and characterful country house. The home is not listed but lies within the village conservation area and is considered a building of local architectural importance due to its period charm and contribution to the historic streetscape. Coming to the market for the first time in over 35 years, West End House offers a rare combination of history, comfort, and lifestyle, and is a much-loved home that has been carefully maintained by the current owners.

ACCOMMODATION

The ground floor comprises a generous and welcoming entrance hall, a formal sitting room, study, office/playroom, and a separate utility and boot room. At the heart of the home is a spacious kitchen, living, and dining area—designed for both family life and entertaining, with views over the surrounding landscape.

Upstairs, the property provides five well-proportioned bedrooms, including a luxurious principal suite with dressing area and en suite bathroom and shower. A family bathroom and separate shower room serve the remaining bedrooms.

OUTSIDE

The house sits centrally within its plot, enjoying complete privacy and uninterrupted views over the open countryside. The mature gardens wrap around the property and offer a peaceful and natural backdrop to this unique home.

LOCATION

Higham is a small, historic village surrounded by rolling Suffolk farmland, with a strong sense of community and superb access links—just a 5-minute drive to the A14 and 10 minutes to Kennet Station. The village is perfectly placed for those looking to enjoy rural living within easy reach of city and market town amenities.

IN SUMMARY

West End House is an extraordinary opportunity to acquire a substantial, historic home in one of the most picturesque corners of West Suffolk. With its origins in the 19th century, rich character, and breath-taking setting, it offers the ideal blend of heritage and comfort for modern country living.

SALES AGENTS NOTES

The property is Flint and Brick construction and is located in Higham conservation area.

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		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

Guide Price £1,150,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



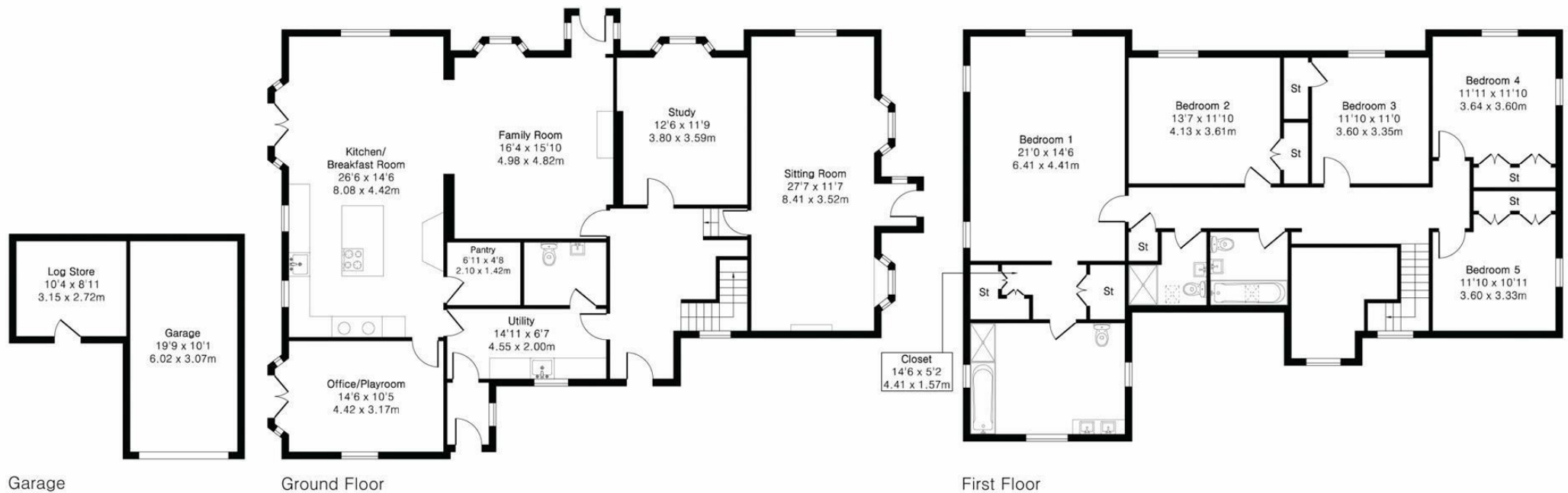


Approximate Gross Internal Area 3389 sq ft - 315 sq m

Ground Floor Area 1814 sq ft – 169 sq m

First Floor Area 1575 sq ft – 146 sq m

Garage Area 294 sq ft – 27 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.





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

