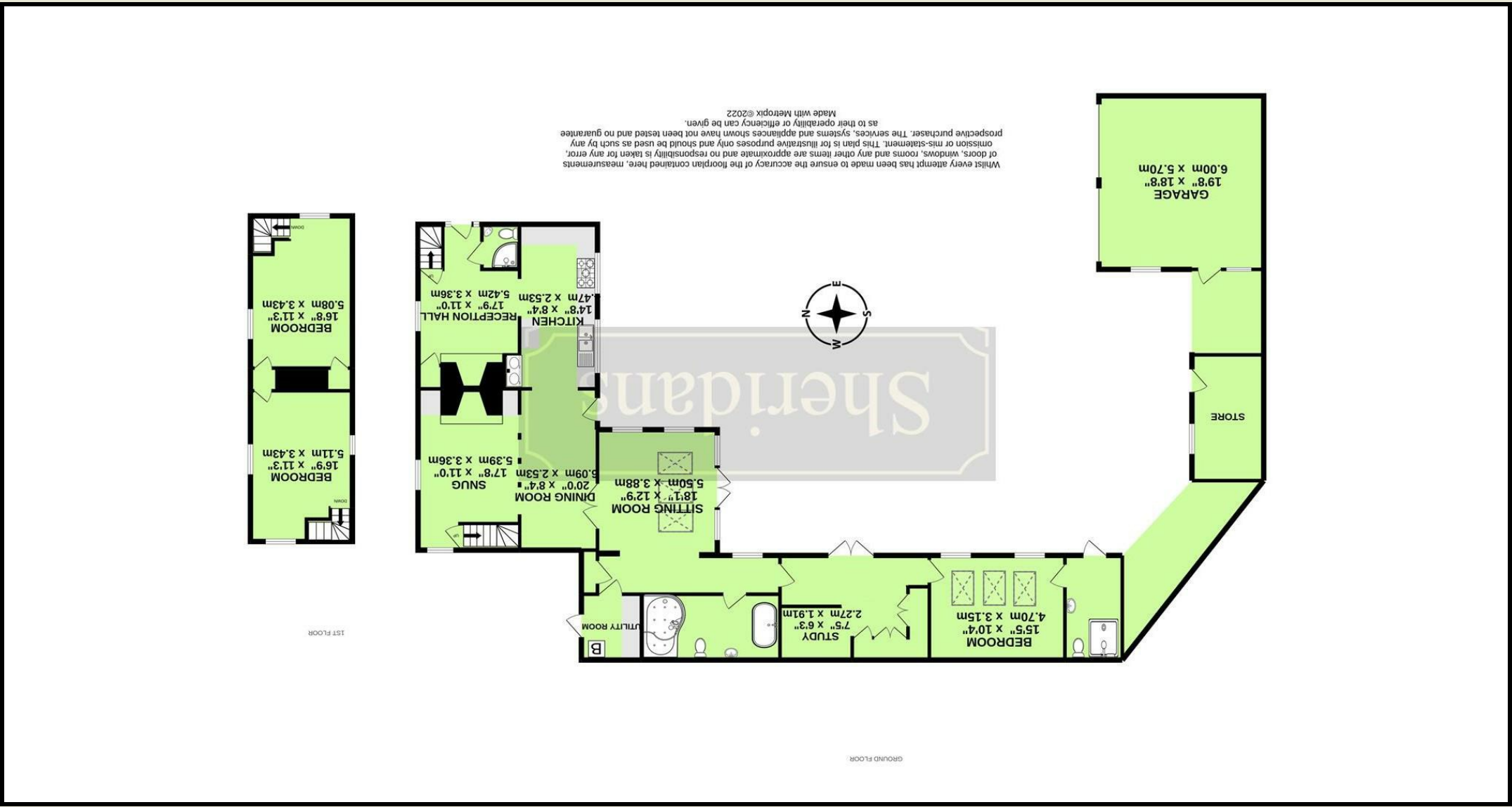




The Street, Troston



SOLD



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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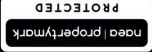
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Sheridans



The Street, Troston IP31 1EW

Guide Price £595,000

A delightful detached period home of considerable personality providing a deceptive level of beautifully arranged accommodation boasting private South facing gardens.

Understood to have origins dating back to the 18th century when part of the present property formed a pair of farm cottages, this superb home has been meticulously restored and extended in more recent years by well-regarded builders "John Cutmore Builds" and now results in a splendid home providing particularly flexible accommodation including a stunning single storey extension to the rear, offering a wonderful space built to a traditional style with attractive flint panelling and red brickwork.

The property retains a wealth of original features and is a fine example of the correct manner in which to combine the character of a period home with more modern additions and facilities, including under floor heating and double glazing which complements the well presented accommodation. The property currently in brief comprises; reception hall with fireplace recess and brick floor, snug with exposed beams and fireplace, superb vaulted and glazed sitting room with doors to gardens, Aga kitchen open to dining room, office, master bedroom with En-suite shower and dressing room, two further bedrooms, large

family bathroom with large spa bath and separate roll top bath and shower room completing the accommodation.

Outside

Whitegates is approached through electric security gates leading to an extensive driveway providing plenty of vehicle parking for cars, caravan, boat or trailers, whilst leading to double garaging, cart lodge garage and store. The fully enclosed and well stocked South facing gardens are totally private and offer an excellent degree of privacy and security.

Location

Whitegates enjoys a prominent setting within the heart of the village within a stones' throw of the local amenities. Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished village Pub (The Bull). The nearby village of Ixworth lies approximately three miles South-East and provides a very good range of local facilities, restaurant, doctors and schooling. The nearby historic market town of Bury St Edmunds has an excellent range of schools, shopping, cultural and recreational facilities and offering easy access to the A14 which in turn links the East coast ports, Cambridge and London via the M11 motorway.

Directions

From Bury St Edmunds proceed North-East on the A143 towards Diss. Proceed through Great Barton and at the Bunbury Arms village inn, turn left towards Great Livermere

- Reception hall
- Vaulted family room
- Aga kitchen, dining room
- Snug, utility
- Master bedroom, dressing room, en-suite shower
- Two further bedrooms, large family bathroom, shower room
- Electric gates, double garaging, cart lodge
- Extensive parking for boat, caravan etc.
- Private South facing gardens
- Village centre setting

and Troston. Follow the road into Great Livermere and bear right at the bend towards Troston. Proceed into Troston and turn left at the T junction, where Whitegates will be found on the left-hand side.

Services

Mains electricity, water and drainage. Oil fired underfloor heating. Council Tax Band D. EPC Rating F.

