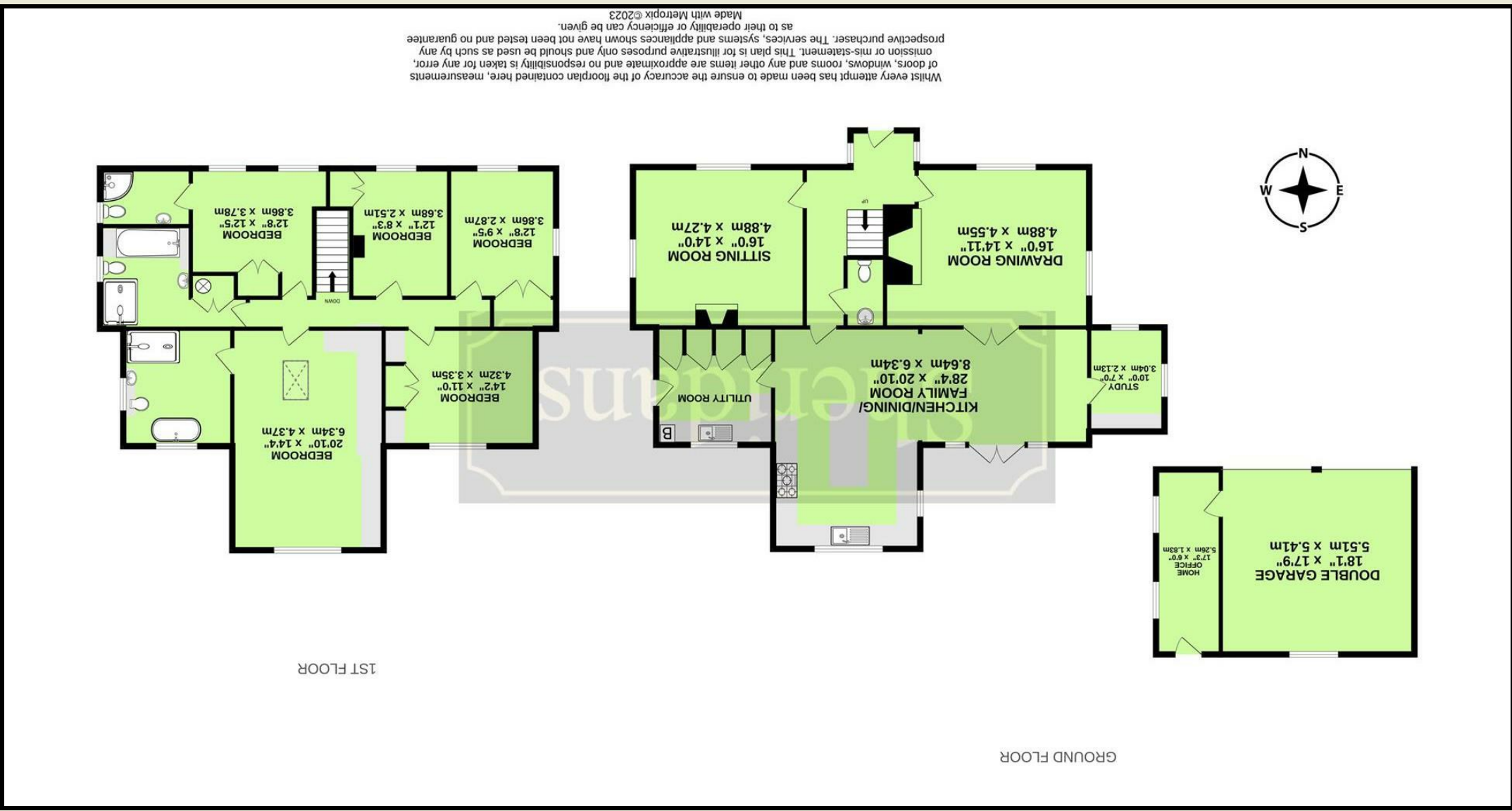




Church Road, Tostock



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.

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Church Road, Tostock IP30 9PA

Guide Price £785,000

Elegantly proportioned five bedroomed house with private south facing gardens, located in the heart of the picturesque village of Tostock.

This impressive detached family house was originally built about 34 years ago, featuring rendered and colour washed elevations under a hipped slate roof-line. The property was extended in 2006, providing additional two-storey accommodation whilst being of spacious proportions and well-presented living space, finished to a high standard using quality materials and methods creating a homely atmosphere.

Features of the house include a stunning 'farmhouse' style kitchen, luxurious newly re-modelled bathrooms, engineered oak flooring and traditional fireplaces with wood burning stove. Benefitting from oil fired radiator central heating (underfloor in utility, kitchen/breakfast room and all upstairs bathrooms) and double glazing, the beautifully arranged accommodation currently in brief comprises of a reception hall with oak flooring, cloakroom, a fine drawing room with red-brick inglenook-style fireplace with wood-burning stove, a cosy sitting room, study room, a large handmade 'Farmhouse style' kitchen/breakfast room with central island unit and granite worktops with neighbouring utility room, all of which opens through to a dining room with French doors to the terrace and study.

On the first floor is a huge Principal bedroom with an extensive range of fitted wardrobes and a luxuriously appointed en-suite bathroom with free standing bath and separate shower enclosure, complemented by Travertine stone tiling and underfloor heating.

Bedroom two benefits from an en-suite shower and the three remaining bedrooms are served by a further luxurious re-modelled family bathroom with bath and shower enclosure, completing the accommodation.

Outside

The property is set-back behind mature borders, along with an extensive parking area, block paved pathway and access to detached double garage and adjoining 17ft home office. The rear garden enjoys a southerly aspect, with wide sweeping terrace retained by a low brick wall with integral lighting and steps to a large lawn area enclosed by mature hedging and trees creating a high degree of privacy.

Location

The house enjoys a splendid setting just off the picturesque village green. Tostock is a sought after and unspoilt village with a traditional village pub 'The Gardners Arms' and Parish church well supported by the village's strong community spirit. The nearby village of Woolpit (2 miles distant) offers a wide range of amenities and excellent access to the A14 dual carriageway which provides access to the Cathedral town of Bury St Edmunds and Stowmarket with its main rail link to London's Liverpool Street.

Directions

From Bury St Edmunds proceed east on the A14 dual carriageway towards Stowmarket. Take the slip road signposted Beyton, Tostock and Thurston. Proceed through Beyton and turn left at the T junction onto Tostock Road. Follow the road over the A14 bridge and take the first turning on the left. Bear right at the first green and continue to the centre of the village and the main village green. Turn right and the drive leading to the house will be found on the right-hand side.

- Outstanding 2400 sqft house
- Beautifully presented accommodation
- Stunning kitchen breakfast room with hand built kitchen
- Private south facing gardens
- Extensive parking/garaging with adjoining home office
- Utility room, study
- Elegant drawing room, sitting room
- Principal suite with luxurious bathroom
- Four additional bedrooms, en-suite shower, family bathroom
- Picturesque village setting

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band G. EPC Rating: D.

