



Fen Road, Pakenham

Sheridans



Fen Road, Pakenham IP31 2JS

Guide Price £750,000

Wonderful individual five bed roomed house enjoying a delightful setting within the much sought after village of Pakenham.

The house provides particularly spacious and well-presented accommodation possessing a light and airy atmosphere displaying many attractive and quality features, complemented by well-proportioned rooms and delightful views across meadows and south facing gardens.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises of a reception hall, with stairs off to first floor and French doors to the spacious sitting room with fireplace and wood burner, whilst also benefitting from French doors opening to the delightful south facing rear gardens.

The dual aspect dining room, is an ideal space for entertaining with a further stylish wood burner, smart oak flooring leads through to the particularly well-equipped kitchen breakfast room, with French doors to gardens. The beautiful German made kitchen is fitted with an extensive range of high gloss finish units with quartz worktops, concealed LED lighting and incorporating integrated appliances including induction hob, double oven, dishwasher and American-style fridge freezer. The separate utility room is a useful space and ground floor accommodation also includes a study, family room and cloakroom.

The first floor accommodation is also very spacious and includes a landing leading to the large principal bedroom with dressing room, en-suite and windows overlooking meadows. The four remaining bedrooms, are served by a family bathroom with bath and separate

shower enclosure and the second bedroom, is complemented by a further en-suite shower, completing the accommodation.

Outside

The house is approached through a traditional five bar gate opening to a gravel driveway providing extensive vehicle parking, turning space and access to the double length garage and to a more recently built cartlodge.

The south facing rear gardens are a delightful feature and provide the occupants with a good degree of privacy and seclusion, whilst being mostly laid to lawn and stocked with an abundance of mature trees, shrubs and flowering plants. There is a vegetable garden, garden store and a large paved terrace creates an ideal space for outdoor dining and entertaining.

Location

The house enjoys a splendid setting affording stunning views to the front across meadows and with private south facing rear gardens, whilst situated only a stones throw from the centre of this desirable and picturesque village. Local amenities include village stores, village hall, parish church, thriving public house and is best known for its two historic mills, a watermill and windmill. Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions

Upon entering the village, proceed down the High Street and bear round to the left into Fen Road, where the property will be found

- Substantial detached family house
- Splendid setting in sought after village
- Ample parking and garaging
- Delightful south facing gardens, meadow views
- Well-proportioned rooms
- Spacious sitting room, dining room
- Beautiful well-equipped German kitchen, utility, cloakroom
- Family room, study
- Huge principal bedroom with dressing room and en-suite
- Four further bedrooms, en-suite, family bathroom

further on the right-hand side, just after the magnificent Tudor Mansion "Newe House".

Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating. Council Tax Band E





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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