



Walsham Road, Wattisfield

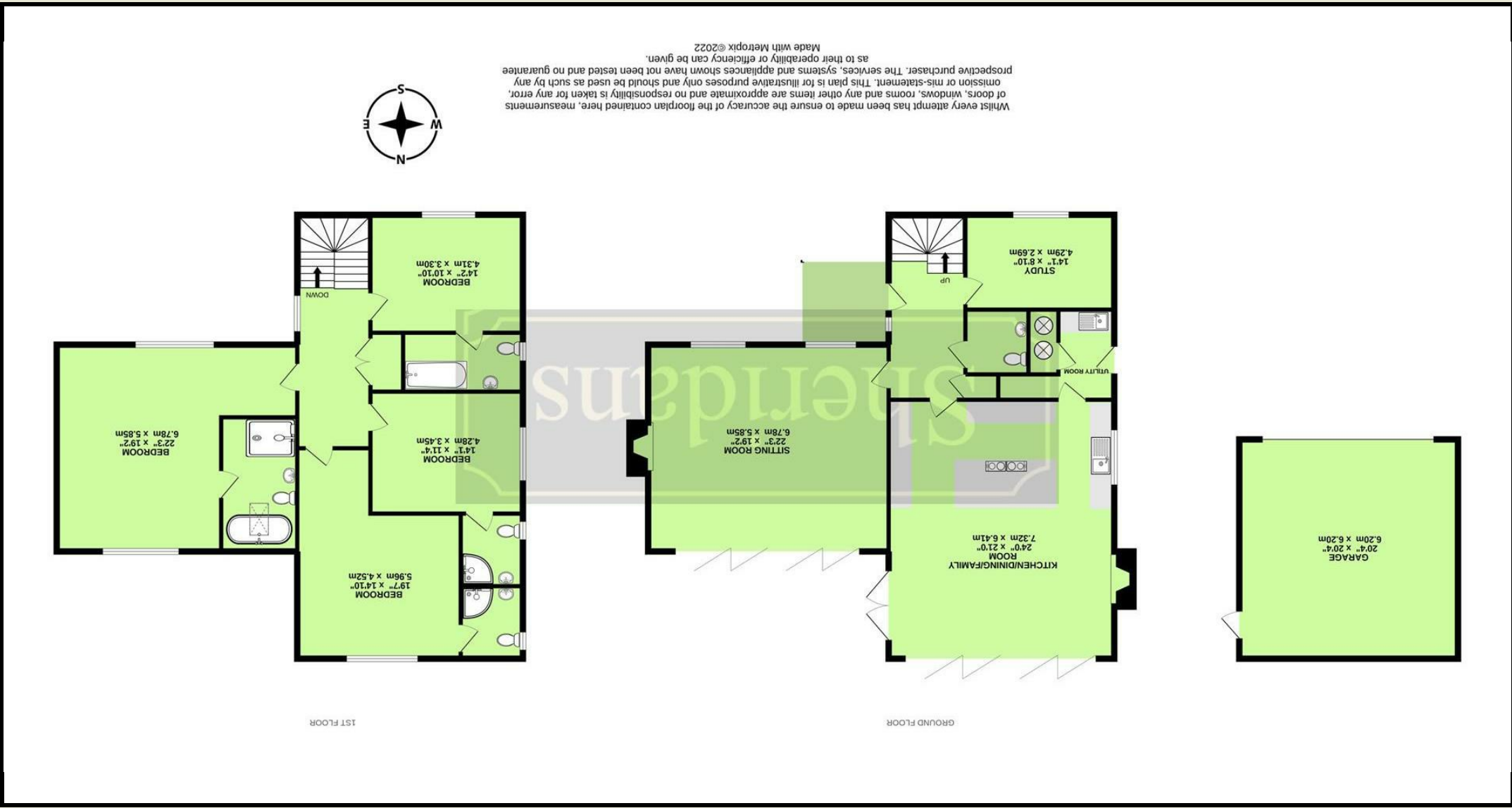


SOLD

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Sheridans Estate Agents

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.



Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018
Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290
VAT Number: 794 915 378

The Property Ombudsman
 Inced / propertymark
PROTECTED





Walsham Road, Wattisfield IP22 1NZ

Guide Price £895,000

Wagtails is an exceptional brand new house, built in 2021 to a very high standard, providing a superb level of beautifully arranged accommodation, complemented by generous grounds extending to just over two acres whilst enjoying an enviable rural setting affording the most amazing countryside views.

The particularly well-crafted accommodation extends to approximately 2682 sq ft and includes stylish bathroom suites, superb "live in" kitchen/dining/family room with bi-fold doors and fireplace, huge sitting room and spacious en-suite bedrooms, complemented by large grounds and a lovely setting on the edge of the pretty village of Wattisfield.

Benefitting from the latest air source heating and double glazing, the spotless accommodation currently in brief comprises; entrance door opening to Reception Hall: with fitted cloak cupboard, stairs off to first floor and door to Cloakroom:> WC and wash basin. Door from hall to Study: a versatile reception with window to front. Sitting Room: a huge dual aspect reception with wood burning stove and "wall to wall" bi-fold doors opening to the rear gardens and terrace. Kitchen/Dining/Family Room: an exceptional space with bi-fold doors opening to the rear gardens, sitting area with a second wood burning stove and a kitchen fitted with an extensive range of stylish units providing plenty of drawer and cupboard space complemented by central island with feature lighting, quality integrated appliances and smart Quartz preparation surfaces. Door from kitchen to Utility, cupboards, sink unit and door to side.

Stairs from reception hall to first floor landing with double storage

cupboard and door to Master Suite: dual aspect affording far reaching views and complemented by stylish En-suite with bath, separate shower enclosure, WC and wash basin. The three remaining double bedrooms are all En-suite.

Outside
Wagtails is approached through a pair of traditional five bar gates opening to a huge area of shingle driveway providing an excellent level of vehicle parking suitable for horse box, caravan etc, whilst leading to a large detached double garage with electric roller door. A wide side access leads to the rear gardens which are mostly laid to lawn and include a variety of maturing trees and shrubs and plenty of space for paddocks/stables. There is a stone terrace providing an ideal area for outdoor entertaining whilst enjoying the marvellous far reaching countryside views. All in just over two acres (s.t.s).

Location
Wagtails enjoys a delightful semi-rural setting on the edge of the village affording far reaching countryside views to the rear. Wattisfield is a small village situated about 12 miles to the North East of Bury St Edmunds and within about 8 miles of Diss with its direct rail link to London. The nearby and popular village of Walsham Le Willows provides a good range of local facilities including a very well regarded primary school, butchers, builders merchants, parish church and two public houses.

Directions
From Bury St Edmunds, proceed on the A143 towards Diss. At Ixworth turn right signposted Walsham Le Willows. Upon entering Walsham Le Willows proceed along the high street and turn left into

- Reception hall, cloakroom
- Sitting room with bi-fold doors and fireplace
- Study
- Stunning "live in" kitchen, dining, family room
- CCTV and High tech alarm system
- Huge master suite
- Three En-suite double bedrooms
- Extensive vehicle parking and garaging
- Far reaching countryside views
- Gardens, ample space for paddocks, all in just over 2 acres (s.t.s)

Wattisfield Road. Follow the road towards Wattisfield, continuing into Walsham Road and the Wagtails will be found on the left just after the sharp right hand bend.

Services
Mains electricity and water. Treatment plant private drainage system. Air source heating. ICW 10 year structural warranty. All window blinds included in the sale. Council Tax Band F. EPC Rating B.

