



Glebe Close, Horringer



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.

England & Wales	
EU Directive 2002/91/EC	Climate
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	
68	
78	
Energy Efficiency Rating	
EU Directive 2002/91/EC	Climate
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very environmentally friendly - lower CO ₂ emissions	
65	
75	
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Climate
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very environmentally friendly - lower CO ₂ emissions	
65	
75	



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Glebe Close, Horringer IP29 5PR

Guide Price £645,000

An outstanding and particularly well crafted home providing beautifully arranged accommodation displaying a host of unique features, complemented by meticulously maintained grounds, whilst enjoying an enviable setting within one of the areas most sought after villages.

Built to a very high standard in 2004 and designed to an attractive lodge style, the accommodation currently in brief comprises; Entrance door opening to Reception Hall: with oak flooring, stairs off to first floor, pair of glass french doors opening to Kitchen dining room and door to Cloakroom: with WC and washbasin. Study: with window to side. Sitting Room: a particularly elegant reception room with a light and airy feel, fine stone fireplace with gas fire, window to front and french windows opening to the rear gardens and terrace. Kitchen/Dining Room: this spacious, versatile room has polished oak flooring, corner fireplace with gas fire, windows and french doors to gardens.

The kitchen area is fitted with an extensive range of units, providing plenty of drawer and cupboard space beneath wooden preparation surfaces, whilst complemented by built in appliances and Britannia range oven. Window to rear and door to Utility: fitted with a range of units and sink, cupboard with double doors containing boiler and hot water cylinder, door to side. Ground Floor Bedroom Suite: this very flexible room could also be utilised as a further reception if desired with window to side, fitted double wardrobe and immaculately maintained en-suite shower.

On the first floor is a landing with fitted cupboard, door to Master Suite: a lovely dual aspect bedroom with dressing area with range of fitted wardrobes and En-Suite Bathroom. Two further large double

bedrooms, one with extensive eaves cupboards and wardrobe and a family bathroom with bath and separate shower enclosure, completes the immaculately presented accommodation.

Outside

The house is approached along a block paved driveway providing extensive vehicle parking, turning space and access to the adjoining garaging with twin barn style doors. The driveway is bordered by lawn and well stocked flower beds also with trees and shrubs. Gated side access leads to the rear gardens.

The landscaped rear gardens are a stunning feature, being mostly laid to lawn and stocked with an abundance of well stocked and beautifully maintained flower beds containing a variety of herbaceous plants, shrubs, specimen trees. There are meticulously maintained lawns and a large stone terrace, creates an ideal area for outdoor entertaining enjoying a good degree of privacy and easterly aspect.

Directions

When entering Horringer from the direction of Bury St Edmunds along the A143, follow the road and turn left into Sharpes Lane. Follow for a short distance and then turn right into Glebe Close, where the property will be found a short distance further on the left opposite the meadow.

Location

The property enjoys a delightful, quiet setting overlooking meadows within a short walk to village centre. Horringer is a pretty and undoubtedly, one of the most desirable villages in the area, with local amenities including a village hall, church, outstanding Ofsted rated primary and pre-school, two public houses and Ickworth House, a stunning National Trust country house and hotel standing within

- Reception hall
- Cloakroom
- Sitting room with stone fireplace
- Kitchen dining room, utility
- Study
- Ground floor suite
- Three large double bedrooms (including master en-suite)
- Family bathroom
- Driveway, garaging
- Stunning gardens and enviable setting in one of the area's most sought after villages

brehtaking parkland, providing wonderful walks for the public. Horringer is situated approximately 2 miles from the historic market town of Bury St Edmunds and offers excellent access to the A14 dual carriageway, linking the east coast ports, Cambridge and London via the M11 motorway.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band F.

Agent's note

The house has also been designed to be wheel chair accessible with lowered light switches and raised plug sockets. No onward chain.

