



The Street, Horringer

Sheridans



The Street, Horringer IP29 5SJ

Guide Price £475,000

A wonderful and greatly improved village house enhanced by generous gardens and situated within the heart of one of the areas most highly regarded villages.

Built over 50 years ago of traditional brick construction beneath a plain tiled roof and newly improved and updated for the current owners, this wonderful home provides a surprising level of beautifully presented accommodation boasting fine proportioned rooms and successfully combines traditional styling coupled with modern living.

The house enjoys a splendid setting set back from the road in the heart of this extremely desirable village with an excellent, thriving local community spirit and of course the stunning Ickworth Park on the doorstep.

Benefitting from oil fired radiator central heating and double glazing, the spacious, well-presented accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to a useful cloakroom. The spacious sitting room has a fireplace with wood burning stove and window overlooking the front gardens. A pair of doors open to the dining room with window to rear, door to the conservatory and opening leading to the well-equipped kitchen, which has been tastefully re-fitted with an extensive range of units beneath wooden preparation surfaces and with fireplace recess with Oak from Ickworth Park, creating an ideal space beneath for range oven with fitted extractor above. Within the kitchen is a pantry, sink and door to a separate utility room with units and oil fired boiler. The spacious conservatory has a pair of French doors to the rear gardens and completes the

ground floor accommodation.

On the first floor is a landing leading to the three particularly spacious bedrooms, all of which benefit from built-in wardrobes and large eaves cupboards. The family bathroom has been re-fitted with a stylish bathroom suite including a bath and separate shower enclosure.

Outside

The house is approached along a driveway providing extensive vehicle parking, turning space and access to the adjoining garaging with electric roller door. To the side is a useful area ideal for a caravan or motorhome. The rear gardens are a delightful feature being stocked with an abundance of flowering plants, shrubs and well-stocked flowerbeds. Within the gardens is a summer house, greenhouse and a 'nearly new' large shed and a large paved terrace is an ideal area for outdoor

Location

The property enjoys a delightful setting in the heart of the village just across the road from Ickworth Park. Horringer is a pretty and undoubtedly, one of the most desirable villages in the area with a very thriving and friendly community, with local amenities including a village hall, community centre, church, outstanding Ofsted rated primary and pre-school, two public houses and Ickworth House, a stunning National Trust country house and hotel standing within breathtaking 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.

- Much improved three bedroomed house
- Beautifully presented accommodation
- Stones through from Ickworth Park
- Sought after village with a thriving local community
- Ample parking for cars/caravan with garage
- Sitting room with wood burner
- Dining room, conservatory
- Well-equipped kitchen, utility, cloakroom
- Good size double bedrooms
- Upgraded family bathroom

Directions

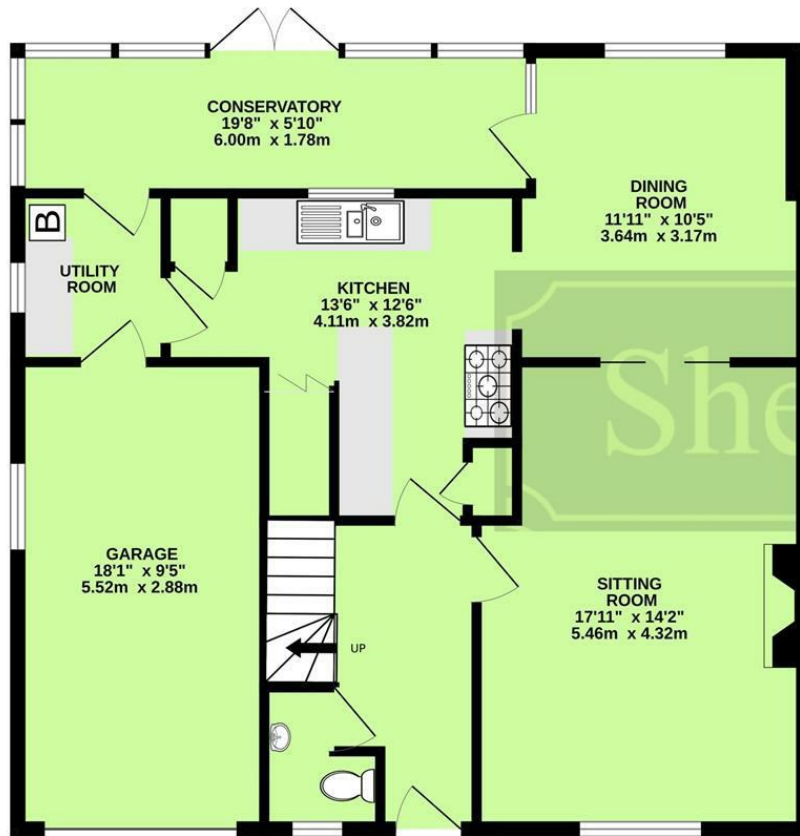
When entering Horringer from the direction of Bury St Edmunds, the driveway leading to the house, will be found on the left-hand side before the Six Bells Pub.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band D. EPC Rating: E.

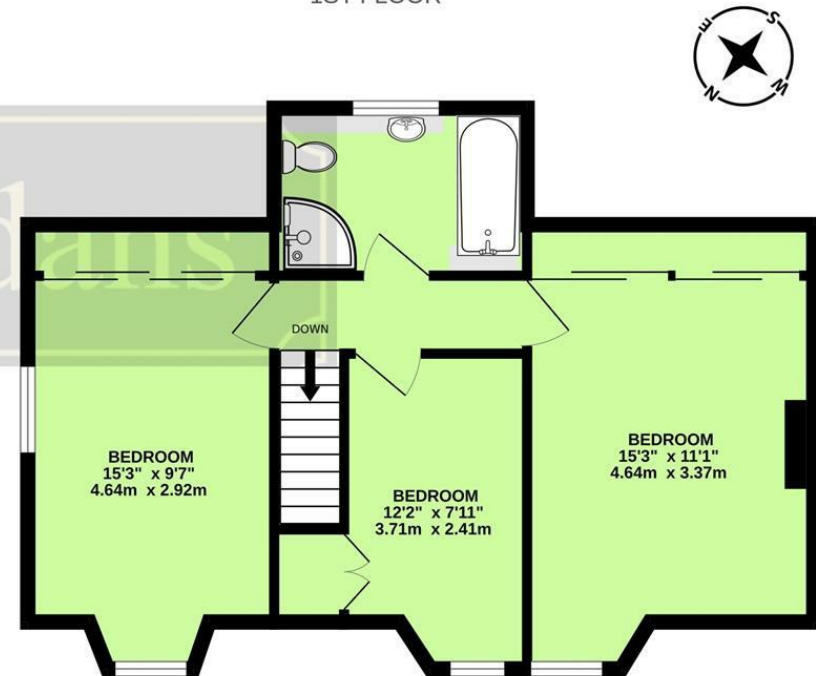


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



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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