



Crooked Chimney Row, West Stow

Sheridans



Crooked Chimney Row, West Stow IP28 6HB

Offers Over £350,000

Semi-detached three bedroomed cottage enjoying an enviable setting backing onto West Stow Stud and with forest walks on the doorstep. In all about .22 of an acre.

Originally built as a forest workers cottage in the 19th century and extended in more recent years, this delightful Victorian cottage provides charming accommodation complemented by generous gardens providing a haven for wildlife and an excellent degree of privacy, whilst being adjacent to the forest and walks down to the river lark.

This cottage offers a real 'back to nature' appeal being situated on the edge of the forest. There is double glazing, air conditioning/heating and a more recently extended and part vaulted kitchen with a unique range of hand built units made from Burr Elm complemented by a Stanley range oven, separate dining room and a spacious sitting room with fireplace with wood burning stove. The cottage also offers flexible accommodation with the third bedroom/reception room on the ground floor with an adjoining en-suite shower room. The majority of the garden is south facing and is beautifully matured with numerous trees and shrubs whilst backing onto and offering stunning views across West Stow Stud.

The accommodation in brief comprises of a kitchen with range oven and opening to the dining room with large window overlooking the gardens and forest. Off the dining room is a useful utility/cloakroom and door to the spacious sitting room with fireplace and stove, window to rear and stairs off to first floor. The remaining ground floor room is currently used as a third bedroom with door to front and adjoining en-suite shower.

On the first floor is a landing, bedroom/study, two further bedrooms and a recently upgraded family bathroom with traditional style slipper bath, completing the accommodation.

Outside

The property is approached over a Forestry Commission track situated adjacent to the forest that also serves neighbouring properties. The track leads to the front of the house where there is a large area of driveway providing ample vehicle parking, turning space and access to an outhouse and an open single bay wood store. There is also a greenhouse and vegetable gardens. To the side of the cottage is a further area of garden next to the forest with a pathway leading to the rear gardens.

The rear gardens are of a generous size and are stocked with numerous flowering plants, shrubs, herb garden and mature box hedging and also include two timber sheds. The gardens are bordered by recently installed picket fencing and afford wonderful views across West Stow Stud.

Location

The cottage enjoys a fabulous setting down a track with direct access into the forest. West Stow is a unique and unspoilt village situated only five miles to the north west of Bury St Edmunds. The village is well known for the superb West Stow Country Park (a recreated Anglo Saxon Village), and the wonderful walks through the forest. The village is conveniently positioned for Culford School (within a short walk), and for access to the main road networks linking to Bury St Edmunds, Cambridge and London via the M11 Motorway.

- Incredible setting next to the forest
- Sought after village location
- Delightful well stocked gardens
- Stunning views over West Stow Stud
- Hand built kitchen
- 3 bedrooms
- En-suite shower, upgraded family bathroom
- Spacious sitting room with wood burning stove
- Original features
- No onward chain

Directions

When entering West Stow from the direction of Bury St Edmunds and Culford, proceed into the village passing the church on the left. Take the next left into Icklingham Road. Follow the road, where the track leading to the cottage is the last on the left.

Services

Mains electricity, water and drainage. Air conditioning/heating. Council tax band B. EPC Rating: TBC. No onward chain.





Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



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