



Lodge Gates Cottages, Chevington Road, Horringer

Sheridans



Lodge Gates Cottages, Chevington Road, Horringer IP29 5SW

Guide Price £425,000

Recently restored semi detached Victorian Lodge Cottage providing beautifully presented accommodation in large grounds with feature pond on the very edge of the highly regarded village of Horringer.

Set back from the main road through the village and at the end of a long private driveway, the property is a two bedroom house with a sitting room, dining room, kitchen, two good sized bedrooms, family bathroom and a large mature garden.

In brief the accommodation comprises; entrance door opening to Kitchen: fitted with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces, whilst complemented by quality built in appliances including two ovens and electric hob. Sink, cupboard containing gas fired boiler, window to front, door to Cloakroom and opening to Dining Room: with window to front and stairs off to first floor. Sitting Room: a charming light and airy reception with fireplace recess, original exposed ceiling timbers, window to front and French windows opening to and offering views across the gardens.

On the first floor is a landing leading to a splendid Master Bedroom: with vaulted ceiling displaying original timbers, fireplace recess and windows to front and side providing wonderful views across the gardens and ponds. Bedroom two is another spacious bedroom and a luxurious Family Bathroom with free standing bath and separate shower enclosure completes the beautifully arranged accommodation.

Outside

The property is approached through a five bar gate opening to a

long sweeping gravel drive with new lighting and fencing, creating a stunning approach terminating at the front of the house whilst enjoying the backdrop of the magnificent country mansion 'Horringer House'.

The grounds are an amazing feature being meticulously landscaped, creating an exceptional outdoor space comprising large natural ponds with bespoke footbridge and timber jetty, providing an incredible place to sit and unwind whilst enjoying the splendid views. The grounds are stocked with an abundance of mature trees, shrubs, neatly maintained lawns and flowering plants, providing an excellent degree of privacy.

Location

Horringer is a pretty and undoubtedly, one of the most desirable villages in the area, with local amenities including a village hall, church, well regarded primary school, two public houses and Ickworth House, a stunning National Trust country house and hotel standing within breath-taking 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.

Directions

When entering the village from the direction of Bury St Edmunds along the A143, proceed through the village and past the two village pubs. The property is the last property in the village on the left-hand side and marked by a Sheridans For Sale board.

Services

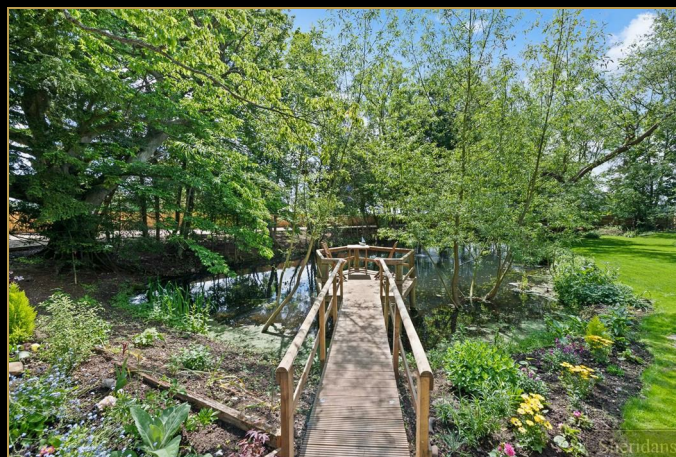
Mains electric and water. Propane gas heating. Shared private drainage. No onward chain. Council tax band B. EPC Rating: D.

- Recently restored Victorian cottage
- Sitting room
- Dining room
- Kitchen
- Private setting with views towards Horringer House
- Two bedrooms
- Luxurious bathroom
- Long sweeping driveway
- Sought after village
- Amazing grounds with ponds

Agent's notes

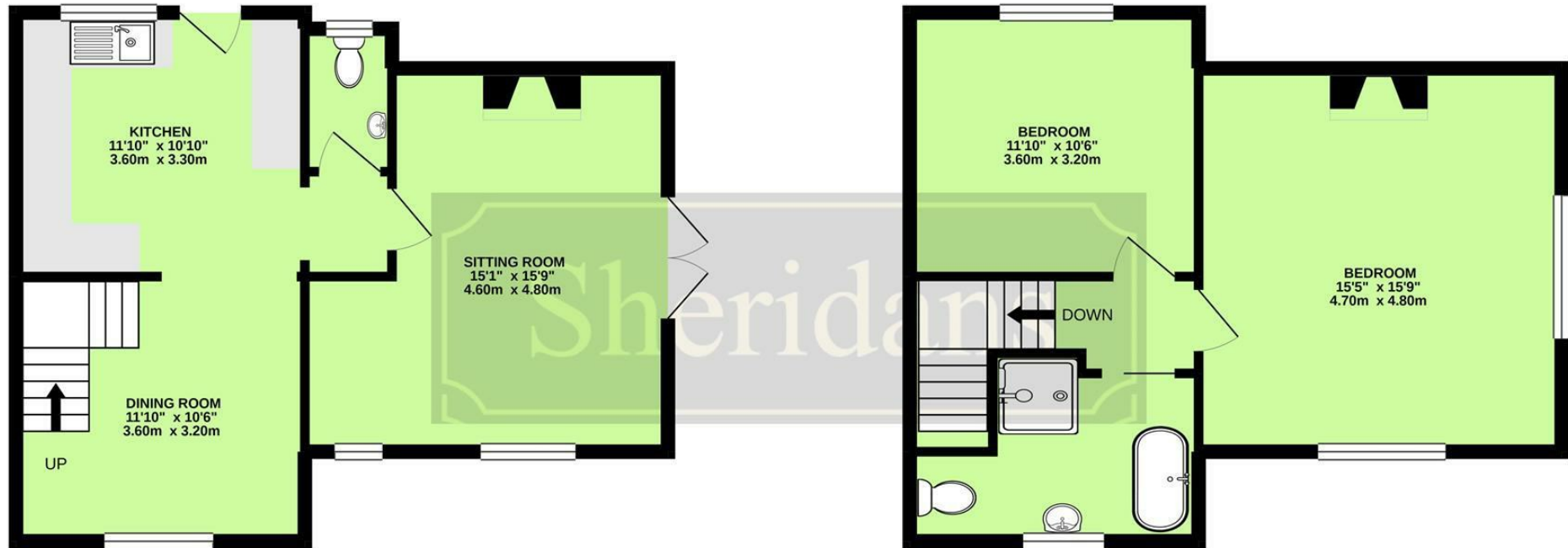
1 It is understood that there are restrictive covenants in place on this property (including any extension to the cottage) must have permission granted by the owner of the nearby Horringer House.

2. The house is set back along the main A143 road through the village, therefore there is an element of road noise at more busy times of the day. Please call to ask before making a viewing.



GROUND FLOOR

1ST 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.
Made with Metropix ©2021

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.

Sheridans Estate Agents

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

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

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



Sheridans