



Fox Cottages, Stanningfield

Sheridans



Fox Cottages, Stanningfield IP29 4RU

Guide Price £299,000

Nestled on the outskirts of a sought-after Suffolk village, this charming end-of-terrace Victorian cottage offers picturesque countryside views. Dating back to the 1850s and once a brewery cottage, it boasts spacious and tastefully modernised living spaces across two floors.

Entrance porch with clay tiled flooring. Windows to side aspects.

The dining room welcomes with its bright ambience, featuring a fireplace inset with clay tiles and wood-effect flooring. Natural light streams in through front-facing windows, enhancing the inviting atmosphere.

In the living room, abundant natural light floods through triple-aspect windows, offering views of the surrounding fields. Finished with wood-effect flooring and fitted storage, this room also opens onto the rear terrace through French-style double doors.

The kitchen boasts high-quality fittings, including matching wall and base units with worktops. Equipped with integrated Bosch appliances, including a dual oven and induction hob, as well as a dishwasher and fridge/freezer, it provides modern convenience. Access to the rear dining terrace is available through a personnel door.

First floor

The master bedroom offers expansive countryside views from both the front and side, accompanied by a spacious walk-in wardrobe/dressing room. Its en-suite bathroom is well-appointed

with a W.C., hand wash basin, and panel bath with shower attachment.

The second bedroom is generously sized, featuring two fitted storage cupboards and delightful front-facing views.

As for the third bedroom, it presents a versatile space suitable for either a single bedroom or home office, featuring wood-effect flooring and a rear window.

Completing the accommodations, the family bathroom provides a well-appointed suite with a W.C., hand wash basin, and shower, complemented by a chrome heated towel rail.

Outside

The property is situated at the end of the terrace of Fox Cottages (Fox Cottage Row) and enjoying delightful countryside views and a glorious low level walled front garden with a specimen tree and flower beds either side. There is gated access to the front and side which in turn leads to an **ALLOCATED PARKING SPACE**. The rear courtyard garden is low maintenance in nature with boundaries clearly defined by 6' fencing, thoughtfully divided with an outside entertainment area, rear terrace and concealed bin and oil tank store.

Location

The cottage enjoys a delightful setting on the edge of the village affording countryside views. Stanningfield is a small, yet popular village situated about 5 miles south-east of Bury St Edmunds, 5 miles north-west of the historic villages of Lavenham and Long Melford, and 10 miles north of Sudbury. The village itself is lovely,

- Victorian end of Terrace cottage
- Off road parking
- Dining room
- Dual aspect sitting room
- Countryside views
- Front and rear gardens
- Main bedroom with en-suite and walk in wardrobe
- Two additional bedrooms
- No onward chain
- Edge of village setting

with a popular pub, a lovely Norman Church, various clubs, and great opportunities for dog walking. Stanningfield is conveniently on the Bury/Sudbury bus route.

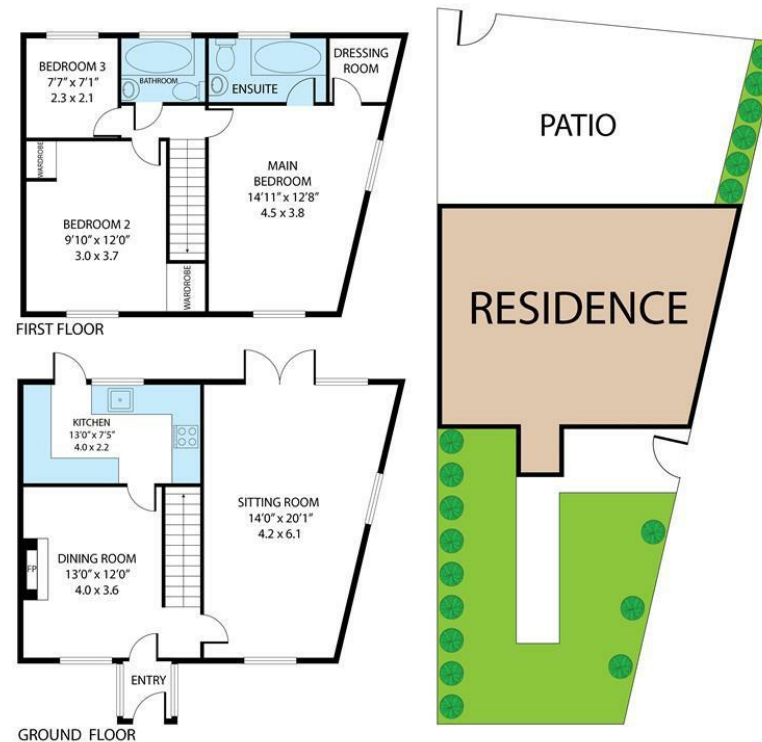
Directions

When entering Stanningfield from the direction of Great Whelnetham, Fox Cottages, will be found on the right hand side.

Services

Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. New boiler installed last year. EPC Rating: D. Council Tax Band: C - £1814.67 - 2023/2024. No onward chain.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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

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

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

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

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



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