



The Green, Tostock



SOLD



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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The Green, Tostock IP30 9NY

Guide Price £750,000

An exceptional home providing beautifully appointed accommodation with charming gardens, whilst enjoying an enviable setting overlooking a picturesque village green in the heart of the highly desirable village of Tostock.

Understood to have been built in the 18th century with more recent extensions and newly renovated to a very high standard for the current owners with works carried out including new heating, wiring plumbing, kitchen, bathrooms and much more, Jasmine Cottage is a delightful home with immaculately presented accommodation currently in brief comprising; entrance door opening to Dining Hall: an area of great first impression with window to front, exposed ceiling timbers, oak flooring, fireplace recess and opening to Sitting Room: a superb reception room with windows offering delightful views across the village green. Fireplace with wood burning stove, window to side, oak flooring and exposed ceiling timbers. Door from dining hall to Family room: a versatile half panelled reception room with fitted book cases, oak flooring and French doors opening to gardens.

An inner hall has a staircase off to first floor, fitted wardrobe cupboard and door to Cloakroom: with WC and wash basin. Door from inner hall to Kitchen Breakfast Room: a delightful room with a traditional hand built range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces. The oil Aga takes centre stage and is complemented by polished oak flooring, space for range oven, French doors opening to rear gardens and opening leading to utility area with further sink and window to rear. Door to Boot Room: with cupboard containing boiler and hot water cylinder. Door to rear gardens.

On the first floor, stairs lead from inner hall to Landing: with an excellent range of bespoke wardrobe cupboards and doors leading to three spacious bedrooms, luxurious shower room, study and a spacious family bathroom, completing the accommodation.

Outside

To the side of the house is a driveway providing vehicle parking and access to a detached double garage. The gardens are a fabulous feature being mostly laid to lawn whilst stocked with an abundance of flowering plants, shrubs and mature trees. There are stone terraces creating ideal areas for outdoor entertaining and alfresco dining, whilst enjoying the good degree of privacy. All in about 0.23 of an acre (s.t.s).

Location

Jasmine Cottage overlooks a picturesque and peaceful village green in the heart of the village and also sits within the catchment for an 'outstanding' Primary school and a 'good' Secondary School. The village of Tostock provides local amenities including a public house, church, village hall and has frequently been voted Suffolk's Best Kept Village and is situated approximately six miles from the historic market town of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway, linking the east coast ports, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket has a main line rail link to London's Liverpool Street station.

Directions

From Bury St Edmunds proceed east on the A14 dual carriageway towards Stowmarket. Take the slip road signposted Beyton, Tostock and Thurston. Proceed through Beyton and turn left at the T junction

- Entrance porch
- Sitting room
- Dining hall
- Study/library
- Kitchen breakfast room
- Utility, cloakroom, boot room
- First floor landing with dressing area
- Three bedrooms, study, bathroom, shower room
- Double garaging
- Delightful gardens, enviable position in sought after village, all in just under quarter of an acre (s.t.s)

onto Tostock Road. Follow the road over the A14 bridge and take the first turning on the left. Bear right at the first green and continue to the centre of the village and the village green, where Jasmine Cottage is situated on the green next to Flatts Lane.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band F.

