



Church Road, Tostock



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## Church Road, Tostock IP30 9PA

Guide Price £650,000

Outstanding 2500 sqft individual house enjoying a tucked away setting in the sought after village of Tostock.

Built to a high standard about 20 years ago of traditional brick construction beneath a tiled roof and and extended in more recent years, this superb family home provides a surprising level of particularly spacious and versatile accommodation, complemented by well-proportioned rooms and character features including a fine red brick fireplace with Oak Bressumer and wood burning stove, slate flooring, panelled internal doors and a large farmhouse style oak kitchen. The house occupies a private setting just off the picturesque village green and is further complemented by secluded south facing gardens, double garaging and plenty of vehicle parking.

Benefitting from under-floor heating (uniquely on both ground and first floors) and double glazing, the well-presented accommodation currently in brief comprises of a large reception hall with Chinese slate flooring, stairs off to first floor with under-stairs cupboard and door to a cloakroom, with sufficient space to be re-modelled to accommodate a shower if required. The study has fitted cupboards including the airing cupboard and a window to front and the play room/family room, is a versatile reception room and could be used as a fifth bedroom. The reception hall leads to the spacious sitting room with its feature period style fireplace with wood burning stove and smart new Bi-Fold doors opening to the south facing gardens. The dining room is a splendid reception room for entertaining and has been extended into a fabulous garden room being mostly triple glazed with a high vaulted feature ceiling and stylish Bi-Fold doors to gardens.

Double doors lead from the dining room (and a door from the reception hall) to the large farmhouse style kitchen breakfast room, fitted with an extensive range of oak units providing a huge amount of drawer and cupboard space beneath granite preparation surfaces and complemented by space for range oven and American style fridge freezer. There is Chinese slate flooring, doors to both the garden and to a separate utility room.

On the first floor a large landing with study/sitting area leads to the four spacious bedrooms, including a fine principal bedroom with en-suite bathroom. All bedrooms benefit from fitted wardrobe cupboards and a family bathroom with bath and shower completes the accommodation.

**Outside**  
Spring house is approached along a block paved driveway providing extensive vehicle parking, turning space and access to a detached double garage with twin electric roller doors and large loft storage area. The gardens are totally private and mostly laid to lawn whilst being enclosed by both Laurel and Conifer hedging. Stone terraces create ideal areas for outdoor entertaining enjoying the southerly aspect. Within the garden is a timber store, log store and summer house. In all the whole plot measures approximately 0.17 of an acre.

**Location**  
The house enjoys a tucked away setting just off the picturesque village green. Tostock is a sought after and unspoilt village with a traditional village pub 'The Gardners' and Parish church, well-supported by the village's strong community spirit. The nearby village of Woolpit (2 miles distant) offers a wide range of amenities and excellent access to the A14 dual carriageway which provides access to the Cathedral town of Bury St Edmunds and Stowmarket with its main rail link to London's Liverpool Street.

**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 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 main village green. Turn right and the drive leading to the house will be found in between Reynolds house and the garage, directly opposite the side of the pub.

**Services**  
Mains electricity, water and drainage. Oil fired under floor heating on all floors. Council Tax Band F. EPC Rating: C.

- Well-crafted 2500 sqft house set on approximately 0.17 of an acre
- Versatile accommodation
- Recently extended
- Stylish Bi-fold doors
- Private south facing gardens
- Sought after village location
- Four receptions
- Four/five bedrooms
- Under-floor heating on ground and first floors
- No onward chain

No onward chain

