



DAVID
BURR

POND COTTAGE,
Horringer, Suffolk.

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A stunning detached Victorian cottage with an array of outbuildings in one of areas most sought after villages.

Bury St. Edmunds - 2.5 miles with links to A145 and M11.

- Gated entrance
- Ample off-road parking for number of vehicles
- Workshop
- Ease of access to Cambridge
- Garage
- Ease of access to A14
- Home office
- Well presented
- Indian sandstone terrace
- Fitted kitchen
- Sought after village location
- Sitting room with log burner
- Close to amenities
- 3 bedrooms
- Close to Ickworth Park
- 2 bath/shower rooms



LOCATION

Horringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

THE PROPERTY

A detached Victorian cottage in one of the areas most sought after villages which has been meticulously renovated, presenting an excellent schedule of accommodation with 3 bedrooms and landscaped grounds with a gated entrance and a versatile array of outbuildings. The property is a short walk to Ickworth Park as well as retaining easy access to Bury St. Edmunds and Cambridgeshire via the A14.

POSTCODE: IP29 5SJ

WHAT3WORDS: ///ghost.blanks.boarded.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,192.07 - 2025/26.



POND COTTAGE

Pond Cottage is particularly well presented having been renovated to a high standard by the current owners with a thoughtful and high-quality specification, initially comprising; entrance into the entrance hall with storage and stairs rising to the first floor. The kitchen has recently been upgraded and fitted with a range of wall and base units with quartz worksurfaces and a number of integrated appliances including a fridge/freezer, dishwasher, oven with ceramic hob and extractor over. There is space for a washing machine. There is a door to the rear courtyard garden. The ground floor bathroom has been finished to a high standard and comprises a stunning suite with a bath, shower, WC and hand wash basin with heated towel rail. The sitting room is of particular note, generous in size with a light and airy feel, dual aspect in nature, the focal point of which is provided by the inset log burning stove. The first-floor accommodation offers a generous principal bedroom and ensuite which is complemented by 2 further bedrooms, 1 of which has fitted wardrobes and a further bespoke storage area integrated within the landing.

OUTSIDE

The cottage is accessed via a bespoke sliding gate opening to a substantial driveway which provides ample off-road parking for a number of vehicles with access to the timber framed garage, workshop and tool shed. To the front elevation of the property is a south-facing terrace with personnel gated access providing an idyllic Alfresco dining and entertaining space.

AGENTS NOTES: There is a Tree Preservation Order on the oak tree at the foot of the garden. We believe that the property is situated within a conservation area.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E.

BROADBAND SPEED: Up to 5500 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three and Vodafone – good outdoor. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

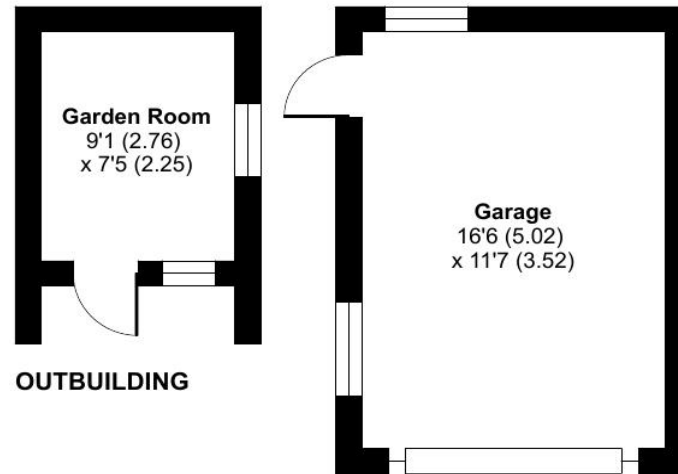
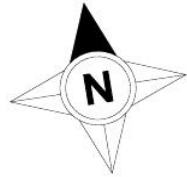
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VIEWING: Strictly by prior appointment only through DAVID BURR – 01284 725525.

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The Street, Horringer, Bury St. Edmunds, IP29



Approximate Area = 1086 sq ft / 100.8 sq m

Garage = 190 sq ft / 17.6 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 1343 sq ft / 124.6 sq m

For identification only - Not to scale

