



**The Warreners,  
Tuddenham St Mary**

**DAVID  
BURR**





# The Warreners, 13B The Green, Tuddenham St Mary, IP28 6SD

Tuddenham St Mary is an attractive village with a public house, church, village hall, farmshop and the highly regarded Tuddenham Mill Restaurant. The historic racing town of Newmarket is about 9.4 miles away and the market town of Bury St Edmunds approximately 9.3 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

This substantial 3,316 sq. ft. detached property is situated in a sought-after village location, set back from the village green. The property offers a spacious and flexible layout with impressive room proportions, all set within approximately one acre of mature gardens incorporating ample parking, a double garage and stables, backing onto woodland with a network of walks beyond. In all, approximately 1 acre.

## A substantial 3,316 sq. ft. detached property set within approximately one acre, in a quiet location off the village green.

### Ground Floor

**ENTRANCE HALL** With stairs rising to the first floor with a cupboard under.

**DRAWING ROOM** An impressive double-aspect room measuring 26'3 long and 20'6 wide featuring an inglenook fireplace, sliding doors leading to the conservatory and a further set of sliding doors opening onto the patio.

**DINING ROOM** A lovely light room, opening to the rear.

**KITCHEN** Extensively fitted with a range of units under granite worktops, with a one-and-a-half-bowl sink inset. Integrated appliances include a fridge, dishwasher, Siemens oven and grill. NOTE: The partition wall between the kitchen and dining room could potentially be removed to create a larger, more modern open-plan kitchen / dining room.

**SITTING ROOM** A cosy room featuring a wood-burning stove and outlook to the front.

**CONSERVATORY** With tiled floor and French doors to the rear.

**UTILITY ROOM** With further units under worktops, stainless steel sink and drainer. Space for a tumble dryer and plumbing for 2 washing machines. Boiler serving radiators and door leading to the rear.

**STUDY** A useful room enjoying a pleasant outlook to the front.

**CLOAKROOM** Fitted with a wash basin and WC.

### First Floor

**FIRST FLOOR LANDING** A spacious landing area with French doors opening to the roof terrace.

**PRINCIPAL BEDROOM** A spacious double bedroom featuring a walk-in wardrobe with delightful views to the rear.

**EN SUITE** Stylishly fitted with a modern white WC, wash basin, tiled shower cubicle, heated towel rail and extensively tiled walls and floor.

**BEDROOM 2** A spacious double bedroom with double aspect views to the front and rear.

**EN- SUITE** Wet room with WC, wash basin, shower and heated towel rail.

**BEDROOM 3** A well-proportioned double bedroom with outlook to the front.

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**BEDROOM 4** A well-proportioned double bedroom with outlook to the front.

**BEDROOM 5 / DRESSING ROOM** With fitted wardrobes.

**BATHROOM** Stylishly fitted with a modern white WC, wash basin, tiled shower cubicle, bath and heated towel rail.

## Outside

The property situated in a quiet location set back off the village green, approached by a 5-bar gate onto a sweeping gravel driveway providing parking and turning for several vehicles, in turn leading to the **DOUBLE GARAGE** with up-and-over doors, light and power connected.

The front gardens are predominantly lawned, with mature beds and borders, trees and shrubs. The property also owns the adjacent pond, which is enclosed by fencing and features a boat jetty and a mature weeping willow.

Gated access leads to the side and rear gardens, which are an asset to the property and are predominantly lawned, with a variety of mature trees including cherry and silver birch, with private seating areas enjoying the backdrop of adjacent woodland.

There are 3 stables / store rooms with light and power connected and a greenhouse, with the gardens in all measuring one acre.

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND** F. (£3,375.58 per annum)

**EPC** D.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** passion.capillary.pouch

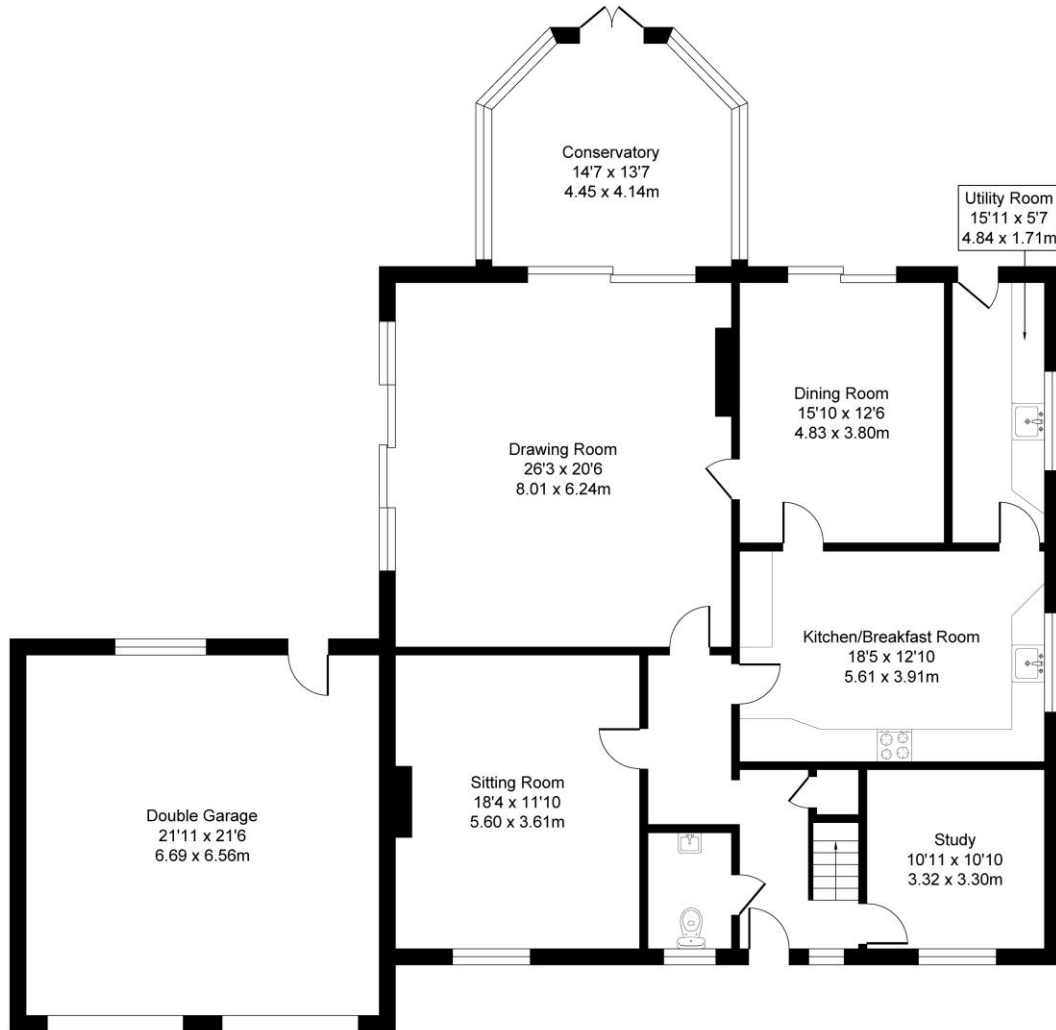
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



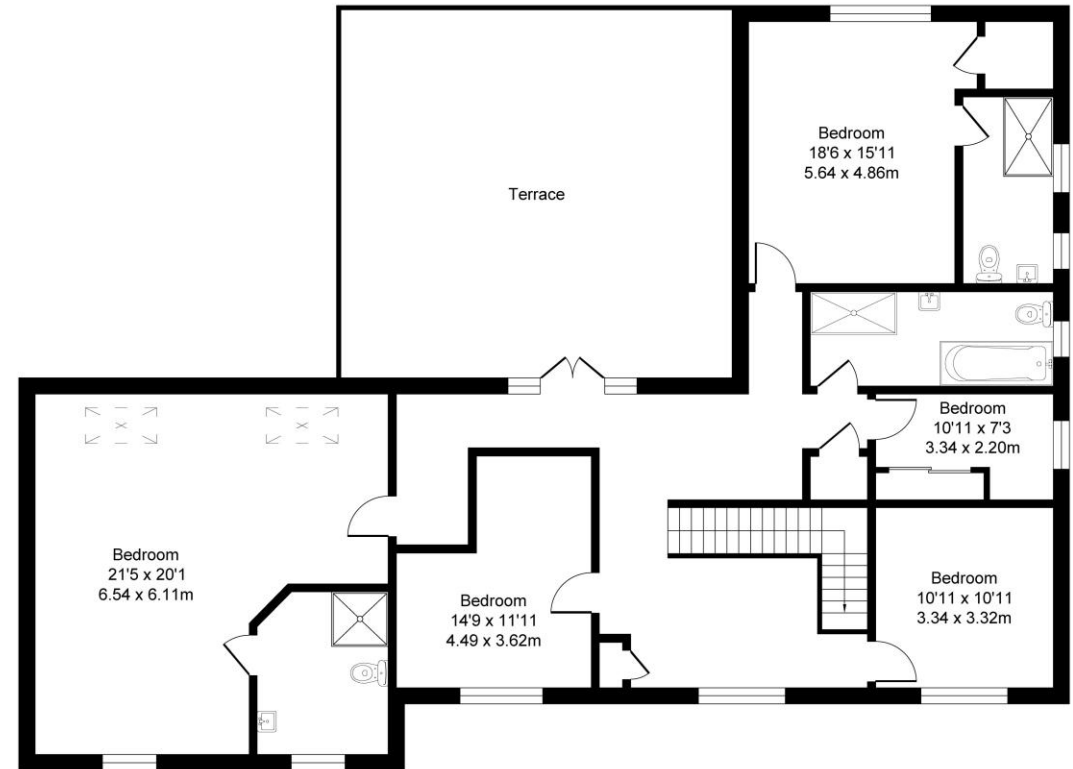
## Ground Floor

Area: 170.4 m<sup>2</sup> ... 1835 ft<sup>2</sup>



## First Floor

Area: 137.5 m<sup>2</sup> ... 1481 ft<sup>2</sup>



Total Area: 307.9 m<sup>2</sup> ... 3316 ft<sup>2</sup> (Excluding Garage)  
All Measurements are approximate and for display purposes only

