



**School House,
Chevington, Suffolk.**

**DAVID
BURR**



SCHOOL HOUSE, CHURCH ROAD, CHEVINGTON, BURY ST. EDMUNDS, SUFFOLK.

Chevington is an attractive village situated in a largely rural setting and local amenities include All Saints parish church, The Greyhound public house and a village hall which is host to many clubs and activities. The village is about 6 miles to the south west of Bury St Edmunds with its excellent range of schooling, shopping, recreational and cultural facilities.

A charming Grade II Listed brick and flint cottage located towards the end of a no through road offering an idyllic countryside setting close to the village church. Notable features include three bedrooms, a superb sitting room with a grand open fire and delightful gardens.

A rarely available Grade II Listed former Head Teacher's House adjoining The Old School house finished in an elegant brick and flint façade with views of the adjacent church.

Entrance door to;

ENTRANCE HALL: With pattern tiled flooring. Feature inset fireplace. Doors to principal ground floor rooms.

DINING ROOM: 12'2 x 10'6 (3.70m x 3.20m). Dual aspect windows to front and rear overlooking the courtyard. Archway to;

KITCHEN: 14'1 x 5'7 (4.30m x 1.70m). With a range of matching wall and base units under worktops. Range of integrated appliances including an oven with hob and extractor over, washing machine and dishwasher. Space for freestanding American style fridge freezer. Door to rear courtyard. Dual aspect windows to front and rear.

SITTING ROOM: 11'4 x 14'11 (4.30m x 4.30m). A grand room with a superb open fireplace with an attractive finish and dual aspect windows to front and rear. The room is complete with ornate Victorian style cornicing. Door to stairs rising to first floor.

SHOWER ROOM: 7'10 x 4'3 (2.40m x 1.30m). Continuing the pattern tiled flooring from the hallway. Fitted with a white Heritage style suite comprising W.C. and hand wash basin with hot and cold taps over. Substantial shower cubicle with sliding glass door.

First floor

LANDING: A light space with skylight and ample fitted storage built into the eaves.

PRINCIPAL BEDROOM: 12'2 x 10'6 (3.70m x 3.20m). A grand room with feature fireplace and window to rear.

BEDROOM 2: 14'1 x 8'2 (4.30m x 2.50m). With window to rear.

BEDROOM 3: 9'10 x 8'6 (3.00m x 2.60m). With fireplace and window to front.

FAMILY BATHROOM: 9'6 x 6'7 (2.90m x 2.00m). Fitted with a Heritage style suite comprising panelled bath with shower attachment over and W.C. Window to rear.

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Outside

The property is accessed via a no through road which in turn leads to the village church. The property is set back from the road with gates leading to the front door and the off-road parking.

The gardens have been tastefully divided into three distinctive parts, the front is lawned and planted with elegant Wisteria and white roses, while the property benefits from a courtyard garden which unlike the formal garden presents a low maintenance terrace ideal for outdoor entertaining and finally the formal gardens wrap around the property from the side to the rear and benefit from planted borders interspersed with specimen trees and shrubs. From the garden, views of the countryside and adjacent church can be observed.

EXTERNAL STORE/UTILITY ROOM: Housing additional space for white goods. Oil fired boiler. Water softener. Additional storage cupboards.

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

Material Information

SERVICES: Main water and main electricity connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** D - £2,173.04.

EPC RATING: Exempt due to listed status.

PROPERTY POSTCODE: IP29 5QH

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: Broadband Speed: Up to 66 Mbps (source Ofcom).

Mobile Coverage: 02 – good outdoor. EE, Three and Vodafone – variable outdoor. (Source Ofcom).

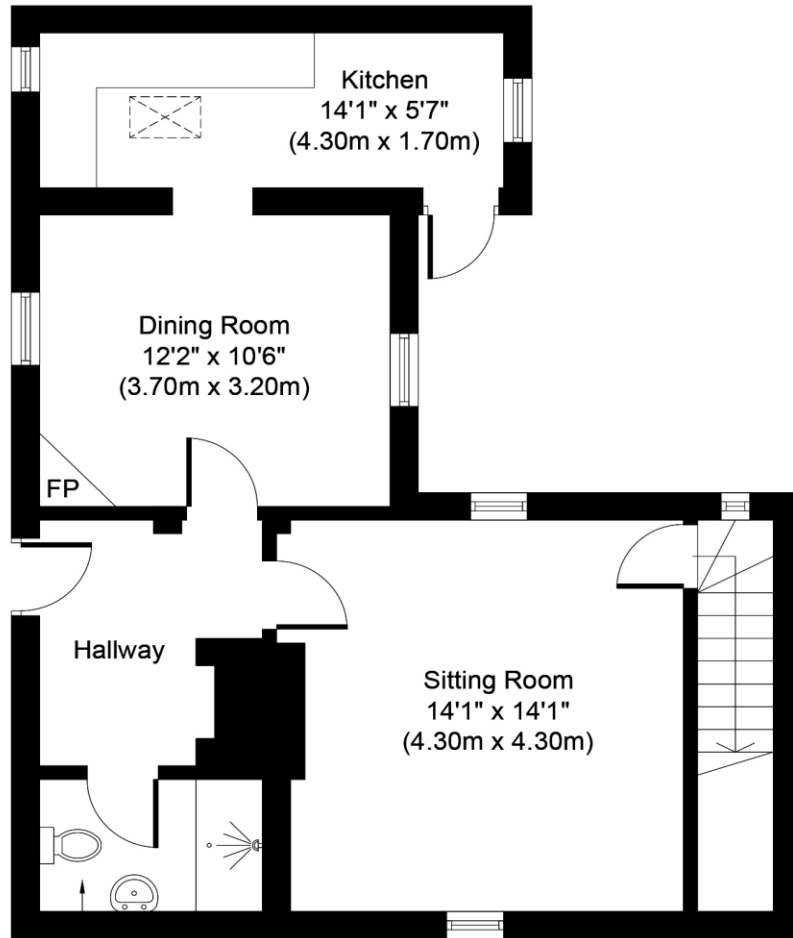
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WHAT3WORDS: ///note.foreheads.alive.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

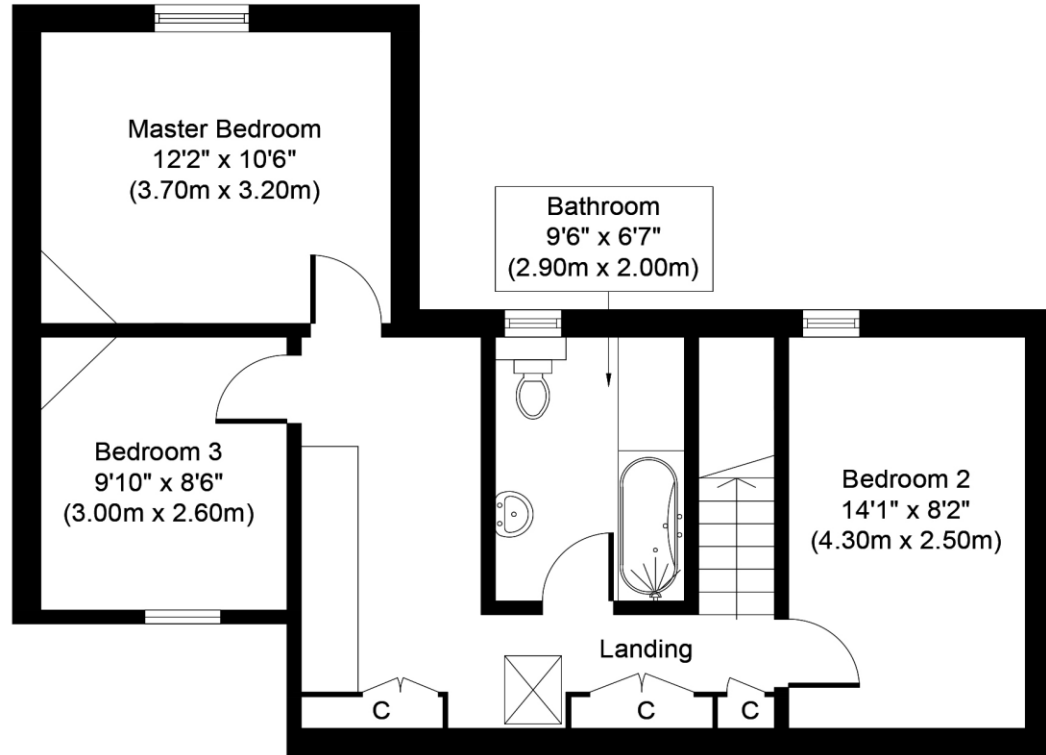
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Shower Room
7'10" x 4'3"
(2.40m x 1.30m)

Ground Floor
Approximate Floor Area
594 Sq. ft.
(55.2 Sq. m.)



First Floor
Approximate Floor Area
576 Sq. ft.
(53.5 Sq. m.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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