



**The Manor,
Chedburgh, Suffolk.**

DAVID
BURR



Chedburgh is a popular village with a community centre offering various clubs and activities; The 'Little Teacups' Pre-school which has been graded Ofsted outstanding for some years and a church. The village is also close to the National Trust at Ickworth with its stunning scenery and walks. It is conveniently located approximately 5 miles south of the historic market town of Bury St Edmunds offering a wealth of amenities including shops, supermarkets, restaurants and bars, theatres, schools, railway station and medical services. The A14 provides fast access to Cambridge and Ipswich and commuter train services are available to the above as well as Newmarket, Ely and Peterborough.

This exceptionally well-presented detached house offers elegant accommodation of considerable character (high ceilings, ornate fireplaces, ceiling roses etc.) in a wonderful setting with field views. The property is well-placed for countryside walks whilst only being a short drive from the Cathedral town of Bury St Edmunds. Further benefits include a triple garage block, annexe/studio and generous landscaped gardens.

An elegant detached house of approximately 3,000 square feet plus annexe accommodation and far-reaching field views.

ENTRANCE VESTIBULE: Large cloaks cupboard and double doors opening to:

ENTRANCE HALL: A spacious inviting area with a staircase off, useful storage cupboard and doors to:

DRAWING ROOM: An elegant room with twin ceiling roses, 2 sash windows and a charming fireplace with ornate marble surround. Double doors open to:

DINING ROOM: A charming addition with a high ceiling and a wall of glass providing lovely views over the garden, double doors open onto terracing. 2 sets of double doors open to the kitchen/breakfast/living room.

SITTING ROOM: A light versatile room with large sash windows that could be utilised as a playroom, study, snug etc.

KITCHEN/BREAKFAST/LIVING ROOM: An exceptional room divided into distinct areas with a tiled floor running throughout and a wall of glass that in turn provides for lovely views over the garden and incorporates a set of double doors opening onto terracing. There is a high ceiling and an extensive range of solid wood units and matching glass fronted display cabinets, all

finished with granite worktops and inset sink unit with mixer tap over. There is space/point for a large Range cooker with fitted extractor fan over. Integrated dishwasher and full height fridge-freezer.

UTILITY ROOM: A useful room with a door opening onto the drive and garden beyond. Fitted units and worktop with inset stainless steel sink unit and mixer tap over.

CLOAKROOM: Tiled floor, heated towel rail, WC and wash hand basin.

First Floor

LANDING: A large spacious area with a high ceiling, large linen cupboard and staircase to the second floor. Doors to:

PRINCIPLE SUITE: 2 elegant ceiling roses and large sash windows that provide for far reaching field views and doors to:-

DRESSING ROOM: Fitted with an extensive range of wardrobes and finished with an elegant ceiling rose, sash window and door to:-

ENSUITE: A particularly spacious room with a deep double ended spa bath, mixer tap and shower attachment over. Separate fully tiled shower cubicle,

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heated towel rail, WC and wash hand basin with fitted mirrors and lighting above.

BEDROOM 2: Built-in wardrobes, 2 sash windows ceiling rose and door to: **ENSUITE:** Large double shower cubicle, WC and wash hand basin with storage below.

BEDROOM 3: Ceiling rose and 2 sash windows which in turn provide for far reaching field views.

FAMILY BATHROOM: A spacious room finished with a large bath, double shower cubicle, bidet, WC and wash hand basin.

Second Floor

LANDING: With a lovely view of the landing and reception hall below. Doors to:

BEDROOM 4: A spacious room with sash windows and skylight to the rear providing far reaching field views. Access to loft storage space.

BEDROOM 5: Sash windows providing far reaching countryside views. Skylight to rear.

STUDIO/ANNEXE

LIVING ROOM: With 2 large sash windows and provision for a kitchen if so desired. This room is currently utilised as an office with door to:

BEDROOM: A light room with field views, access to loft storage space and built in double wardrobes.

BATHROOM: Bath with shower attachment over, WC and wash hand basin.

Outside

Elegant wrought iron railings and established beds define the front boundary to incorporate 2 brick pillared entrances with 2 sets of electric double gates opening to a sweeping gravel drive which provides **extensive parking for several vehicles** and in turn leads to:

TRIPLE GARAGE: 3 electric up-and-over doors. Light and power connected.

The remainder of the garden is one of the property's most attractive features, cleverly landscaped to include different areas of colour and variety throughout the year. There are established trees, open expanses of lawn, terracing and external lighting.

In all about 0.3 acres.

AGENTS NOTE

We understand that the property is situated on an unadopted, privately maintained road and that there is a service charge payable for the maintenance – for further information please contact the selling agent.

SERVICES: Main water, electricity and drainage are 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:G. **EPC RATING:** E.

BROADBAND SPEED: Up to 60 Mbps (source Ofcom).

MOBILE COVERAGE: EE, 02, 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.

WHAT3WORDS: ///greet.blockage.nicknames.

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

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 whatever 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.

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Approximate Area = 3073 sq ft / 285.4 sq m

Annexe = 470 sq ft / 43.6 sq m

Garage = 470 sq ft / 43.6 sq m

Total = 4013 sq ft / 372.8 sq m

For identification only - Not to scale



