



SHOEMAKER
ICKLINGHAM, SUFFOLK

JACKSON-STOPS 

SHOEMAKER
THE STREET, ICKLINGHAM, BURY ST EDMUNDS, SUFFOLK, IP28 6PL

TOTAL APPROX. FLOOR AREA 2,329 SQ FT / 216.4 SQ M

A DECEPTIVELY SPACIOUS FAMILY HOUSE ENJOYING VIEWS
TOWARDS THE CHURCH AND OVER PADDOCKS WITH A LARGE
GARDEN, DOUBLE GARAGE AND AMPLE PARKING



DISTANCE

BURY ST EDMUNDS 9 MILES

NEWMARKET 11 MILES

CAMBRIDGE 30 MILES

LONDON 78 MILES

GROUND FLOOR

- Entrance Hall
- Lounge
- Kitchen/Diner
- Conservatory 1
- Conservatory 2
- Utility/Boot Room
- Shower/Cloakroom

FIRST FLOOR

- Landing
- Bedroom 1 with En-Suite Shower Room
- Bedroom 2 with En-Suite Shower Room
- Bedroom 3
- Bedroom 4
- Family Bathroom

OUTSIDE

- Driveway with Parking for Several Vehicles
- Detached Double Garage
- Large Garden



THE PROPERTY

Set on the edge of the village, Shoemaker is a well presented and deceptively spacious family home with views over paddocks and towards the church. Extending to 2,329 sq ft, this light and spacious property has been recently re-decorated and re-carpeted, with brick elevations under a tiled roof, double glazing and oil-fired central heating.

The welcoming **entrance hall** has a glazed door to the front, opening to the kitchen/diner, wood effect floor, recessed ceiling downlights, and stairs to the first floor. The impressive triple aspect **kitchen/diner** has windows to the front, side and rear, glazed door to the front, sliding door to the conservatory, fitted base and eye level units, worktops with tiled splashbacks, one and a half bowl stainless steel sink, integrated appliances including oven and four ring hob with extractor hood above, dishwasher, fridge and freezer, recessed ceiling downlights and wood effect floor. The triple aspect **conservatory** has sliding doors to the garden, plinth heating and wall mounted spotlights. The well finished **shower/cloakroom** has a fully tiled shower cubicle, pedestal wash basin, wc, half wood panelled walls, recessed ceiling downlights and tiled floor. The **utility/boot room** has a part glazed door to outside, oil fired boiler and fuse board. The spacious **sitting room** has two windows to the side, French doors to the garden room, open fireplace with painted brick surround and tiled hearth and ceiling mounted spotlights. The second **conservatory** has wall lights and is glazed to three sides.

The **half landing** has stairs up to the main landing. The **landing** has a window to the front, recessed ceiling downlights and airing cupboard with linen shelves and hot water cylinder.



Bedroom 1 is double aspect with windows to the front and side enjoying views over the garden and towards the church, with an **en-suite shower room**. **Bedroom 2** has a window to the rear and **en-suite shower room**. The well finished **family bathroom** has a corner bath with shower attachment over, shower cubicle, pedestal wash basin, w/c, extractor fan, recessed ceiling downlights, tiled floor and half wood panelled walls. **Bedroom 3** is generously sized with a window to the side. **Bedroom 4** is double aspect with windows to the front and side.

OUTSIDE

The property has a gravel driveway to the front providing **parking and turning for several vehicles**. The **detached double garage** has an up and over door to the front, pedestrian door to the side, power, lighting, storage and outside lighting. Behind the garage are two useful wooden sheds. Steps from the driveway lead to the front door, where there is sensored lighting and paved paths leading to the rear. The large wrap around **garden** enjoys views towards the church and over paddocks and is partly enclosed by post and wire fencing and mainly laid to lawn with mature trees, raised paved terrace, outside lighting and external power sockets.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

LOCATION

Shoemaker is located on the edge of the village, enjoying attractive views towards the church and over paddocks. Icklingham takes its name from an Iron Age Tribe, the Icení, who lives in the area and has the remains of a Roman settlement to the south-east. The village is surrounded by the Breckland Farmland site of Special Scientific Interest and close to the Breckland Forest SSSI, both of which cover a large area of Breckland and are two of the largest SSSI areas in England. Icklingham has both a thriving public house and community. Both the A14 and A11 are within easy access providing road services through to Newmarket to the south, Cambridge to the west and Bury St Edmunds to the east.

Just four miles away the market town of Mildenhall, known nationally for the nearby USAF air base, offers a good range of shopping, education and leisure facilities. Eleven miles away, the horseracing town of Newmarket offers a good range of amenities and the City of Ely and University City of Cambridge offer a wider range of amenities. Icklingham is commutable to Bury St Edmunds and Cambridge with its burgeoning hi-tech industries including the establishment of AstraZeneca's Global Headquarters, science parks, reputable schools and City airport. There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty five miles away.



DIRECTIONS IP28 6PL

From Newmarket take the A11 to the five-way roundabout at Mildenhall. Take the Mildenhall Road exit signposted to Icklingham. Follow the A1101 to the Icklingham and Shoemaker is located on your left as you are leaving the village.

PROPERTY INFORMATION

SERVICES: Mains water, electricity and drainage. Oil fired central heating via radiators.

TENURE: The property is freehold with vacant possession on completion.

LOCAL AUTHORITY: West Suffolk Council
Tel: 01284 763233

COUNCIL TAX: Band E
Current annual charge: £2,875.41

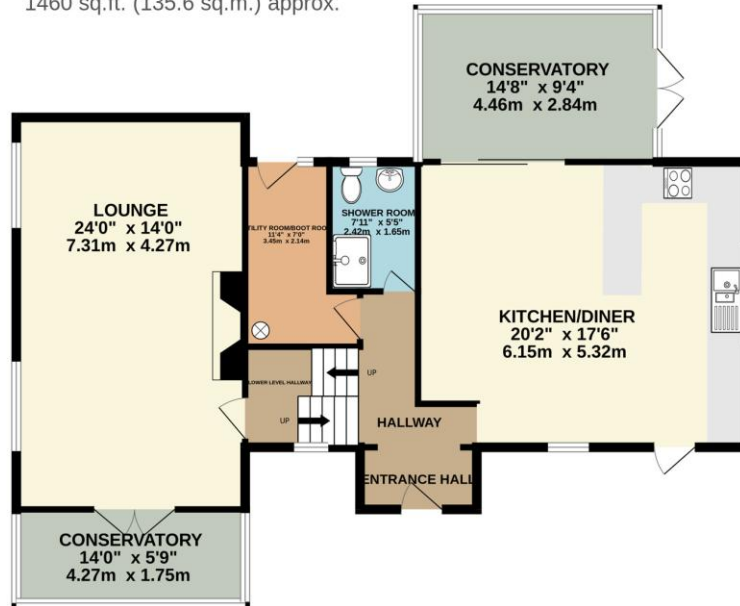
BROADBAND SPEED: Ofcom states speed available up to 64 mbps

MOBILE SIGNAL/COVERAGE: Yes

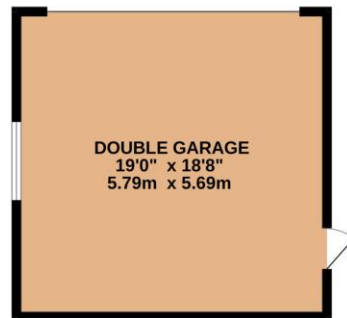
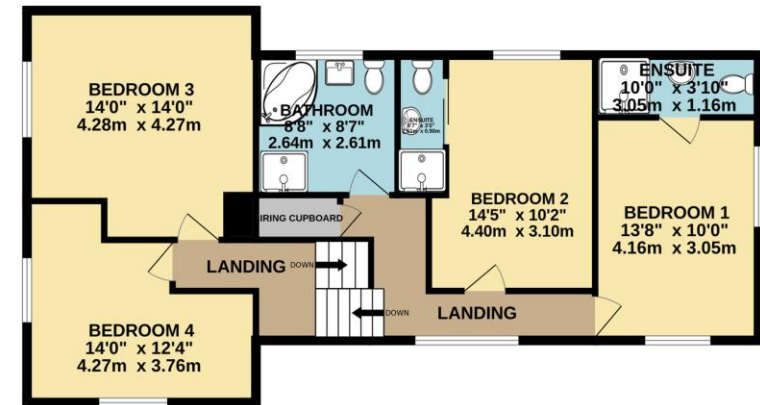
What3Words: ///feasted.glossed.chained

VIEWING: Strictly by appointment only through joint-sole agent: Jackson-Stops
Tel: 01638 662231
Email: newmarket@jackson-stops.co.uk

GROUND FLOOR
1460 sq.ft. (135.6 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2329 sq.ft. (216.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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