

CHEDBURGH HALL
CHEDBURGH, SUFFOLK



JACKSON-STOPS



**CHEDBURGH HALL, BURY ROAD, CHEDBURGH,
BURY ST EDMUNDS, SUFFOLK, IP29 4UQ**

TOTAL APPROX. FLOOR AREA: 5656 SQ FT / 525.4 SQ M

A WELL-PRESENTED GRADE II LISTED PERIOD FARMHOUSE WITH SUBSTANTIAL ACCOMMODATION, SUPERB OUTBUILDINGS AND LAKE WITH BOAT HOUSE, ALL WITHIN APPROXIMATELY 4 ACRES (STS), CLOSE TO BURY ST EDMUNDS



DISTANCES

BURY ST EDMUNDS 6 MILES
STOWMARKET 20 MILES
NEWMARKET 11 MILES
CAMBRIDGE 32 MILES

ACCOMMODATION SUMMARY

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Drawing Room/Family Room
- Utility Room
- Boot Room
- Cloakroom
- Master Bedroom with En-Suite Bath/
Shower Room & Dressing Area
- Four Further Double Bedrooms
- Family Bathroom
- Box Room

OUTSIDE

- Driveway
- Garaging & Parking
- Gardens & Grounds
- Summer House,
- Workshop & Outbuildings
- Lake with Boat House
- In all about 4.3 acres (sts)



THE PROPERTY

Chedburgh Hall has been beautifully restored over the years by the current owners and sits in an attractive, mature setting in a sought-after village, close to Bury St Edmunds. This Grade II Listed, timber framed farmhouse is believed to date back to the 16th century with 17th & 19th century additions and alterations and presents part colour washed, rendered and part painted brick elevations under a plain tiled roof and the generously proportioned accommodation extends to approaching 4000 sq ft of living space. The entrance hall with a pamment floor features the oak staircase leading to the first floor and the impressive kitchen/dining room has a multifuel wood burning stove, exposed timbers, studwork and oak floorboards and is fitted with oak fronted wall and base units with integrated dishwasher, granite worktops, space for fridge/freezer and a tiled floor. The back hall leads to the utility room with a ceramic butlers sink, space for automatic appliances and a tiled floor. Leading off the utility is a cloakroom. The dual aspect drawing room features a large redbrick open fireplace

and a door leading to the garden. Leading back towards the front of the house is the sitting room with oak floorboards, an elegant inglenook fireplace and brick hearth. On the first floor there are three double bedrooms, a superb family bathroom and wonderful exposed timbers. The master bedroom suite has an excellent range of wardrobe hanging space and shoe box storage, has exposed wooden floorboards, fireplace and en-suite bath/shower room with two vanity sink units, wc, panelled bath and fully tiled separate shower cubicle. On the second floor there is a large double bedroom, box room and another double bedroom with a window overlooking the lake.



OUTSIDE

Chedburgh Hall is approached via a gravel driveway leading a circular drive with access to the garaging and workshop. The grounds are of particular note and have been beautifully maintained with excellent croquet lawn, summer house, terraced area with wonderful pergola, ideal for alfresco dining, which can be accessed via the drawing room. The grounds are predominately laid to lawn with some specimen trees. The superb outbuildings could lend themselves to a number of uses, including possible annexe conversion, subject to the relevant planning consents. The lake is an excellent feature within the garden and covers an area of around 0.5 of an acre with a beautifully crafted boat house. In all around 4.3 acres (sts).



LOCATION

The property stands at the end of a long driveway, in an attractive and mature setting on the outskirts of the village, next to the charming parish church. Along with nearby Whepstead, Rede and Chevington, Chedburgh offers an active community with popular public houses and the impressive Ickworth Park (former home of the Marquis of Bristol), now owned by the National Trust, is nearby. More comprehensive facilities can be found in the cathedral town of Bury St Edmunds, which offers an excellent range of schooling, recreational and shopping facilities, including the Arc shopping centre. Cultural amenities include the impressive Georgian Theatre Royal and The Abbey Gardens. The nearby centres of Cambridge and Newmarket are within easy reach and the international airport at Stansted is about 44 miles away where, in addition to air services, there is an express train service to London.

For road communications the A14 is within easy reach and for the rail commuter there is a fast and regular service to London's Kings Cross from Cambridge taking approximately 60 minutes and from Stowmarket to London Liverpool Street taking approximately 85 minutes.

There are excellent local schools in both the public and private sectors including South Lee, Old Buckenham Hall, Culford and Barnardiston.

DIRECTIONS

From Bury St Edmunds head in a south westerly direction on the A143 towards Horringer, passing through the village and continue towards Chedburgh. Proceed along the 'Chedburgh straight' and after proceeding around the right bend, head downhill, past the church on the left and the next driveway is Chedburgh Hall.









PROPERTY INFORMATION

Services: Mains water and electricity. Non-compliant private drainage. Oil fired central heating.

Local Authority: West Suffolk District Council.

Council Tax: Band G.

Tenure: Freehold.

Broadband: Ofcom states speeds available of up to 5500Mbps.

Mobile Coverage/Signal: Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability.

Viewing: Only by appointment with the sole agents Jackson-Stops - T: 01284 700535.



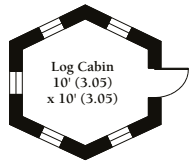
CHEDBURGH HALL

APPROXIMATE AREA = 3704 SQ FT / 344.1 SQ M (EXCLUDES VOID)
INCLUDING LIMITED USE AREA(S) = 285 SQ FT / 26.4 SQ M
GARAGES / WORKSHOP = 907 SQ FT / 84.3 SQ M
OUTBUILDINGS = 760 SQ FT / 70.6 SQ M
TOTAL = 5656 SQ FT / 525.4 SQ M

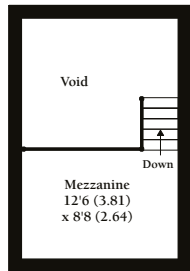
Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



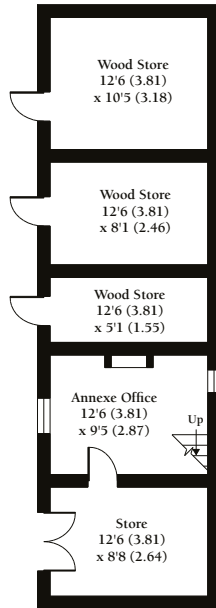
Denotes restricted
head height



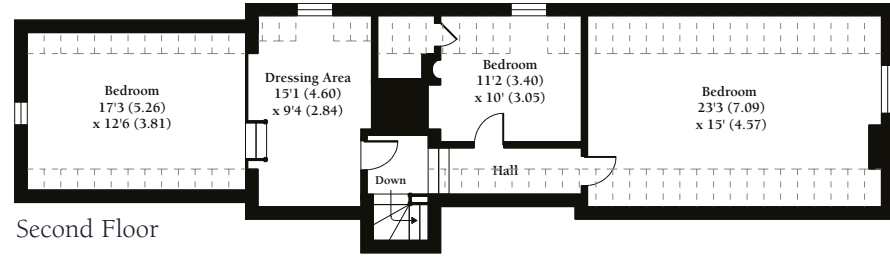
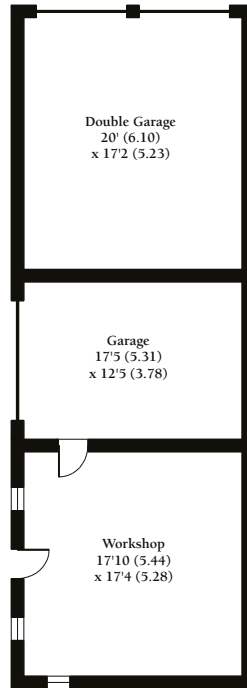
Outbuilding 2



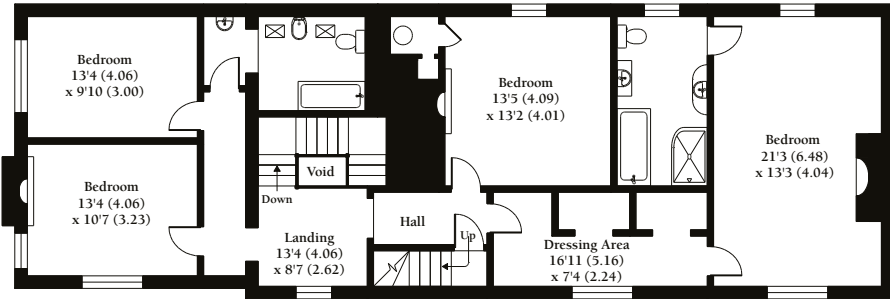
Outbuilding
First Floor



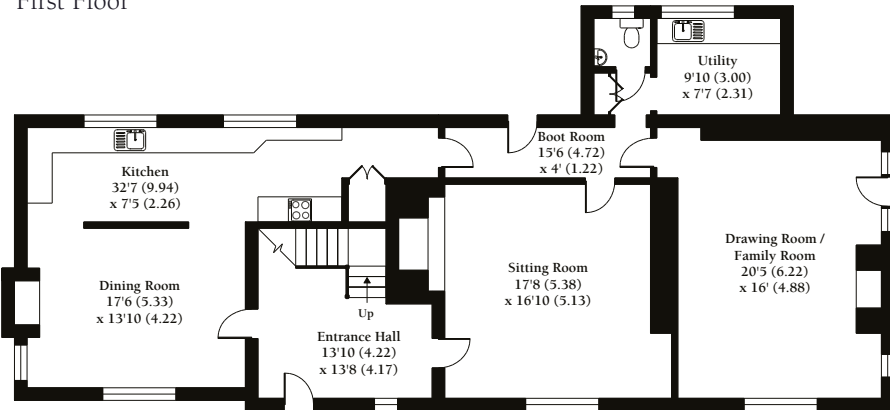
Outbuilding
Ground Floor



Second Floor



First Floor



Ground Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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