



Freckenham House B
Freckenham, Suffolk

**DAVID
BURR**



Freckenham House B, Mildenhall Road, Freckenham, Suffolk IP28 8HX

Freckenham is a small picturesque village boasting a thriving community and is serviced by its own village hall, public house with restaurant and a Parish church. Further town amenities including schools, colleges, shops, restaurants and sports centres can be found in the nearby world famous horse racing town of Newmarket (8 miles), the historic market town of Bury St Edmunds (15 miles) and the University City of Cambridge (20 miles).

A breathtakingly beautiful and abundantly spacious property that measures in excess of 3,800 sq.ft and boasts stunning grounds that measure approximately 1.6 acres. Forming part of Freckenham House, which is a large period residence and was once home to the late Queen mother's lady in waiting, the property enjoys a captivating history with Edwardian architecture and charm throughout. The spacious rooms have been enhanced with a spectacular level of interior design to offer an impressive blend of old and new. Externally boasting driveway and garage parking and grounds that are truly unparalleled in respect of its connection to nature and impeccable design. In all about 1.6 acres.

A large and truly beautiful period home measuring in excess of 3,800 sq.ft in Freckenham.

ENTRANCE HALL Entering through the entrance door, understairs cupboard, exposed wooden floorboards, stairs rising to the first floor and window to front aspect.

SITTING ROOM A stunning bay window to rear aspect, open fire with a stone hearth and mantle. Exposed floorboards, window to side aspect and folding doors to:

KITCHEN/DINING ROOM Fitted with a stylish timber kitchen with oak worktops and an inset double butler sink. Integrated appliances include a dishwasher and a range cooker. Exposed floorboards, windows to rear aspects fitted with white shutters and French doors to rear aspect.

UTILITY ROOM Fitted with timber units and oak worktops over. With an inset butler sink, exposed floorboards and window to front aspect.

STUDY Two windows to front aspect and exposed floorboards.

CLOAKROOM Wash hand basin, heated towel rail, WC and window to front aspect.

First Floor

LANDING A light and spacious area with exposed floorboards and window to front aspect.

MASTER BEDROOM With an impressive bay window to rear, fitted wardrobes, exposed floorboards and an **EN-SUITE**, comprising a bath with shower over, wash hand basin, WC, fitted storage and window to side aspect.

BEDROOM 2 Exposed floorboards and window to rear aspect.

BEDROOM 3 Window to rear aspect and exposed floorboards.

BEDROOM 4 Two windows to front aspect and exposed floorboards.

BATHROOM Fitted with a rolltop bath with a shower over. WC, heated towel rail, wash hand basin and window to front aspect.

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Second Floor

HOME OFFICE Timber floor, exposed painted beams, eaves storage and a skylight window.

PLAYROOM Three 'Velux' windows to rear aspect, timber floor, eaves storage and exposed beams.

BEDROOM 5 Timber floor, eaves storage, two 'Velux' windows to front aspect and a space ideal for potential change to an en-suite.

Outside

The property is approached through electric gates and leads to the gravelled parking area with additional parking/storage provided in the two **GARAGES**. The rear part of the grounds are truly spectacular with a terrace paved with reclaimed York stone, an extensive vegetable garden with raised beds bordered with timber sleepers, a brick and glass built green house and two further **STABLES**. The remaining grounds are mainly lawned with a pathway guiding throughout to additional pockets of charm, such as an abundance of mature trees, shrubs and plants, as well as the natural swimming pool. The **NATURAL SWIMMING POOL** was designed and fitted by Gartenart. A natural pool is chemical free and is a prime example of how we can harness nature's intelligence effectively. In a natural pool the cleaning work is carried out by micro-organisms which exist together in equilibrium. The water is filtered through shingle and other mediums using a small pump. The pool is a wonderful addition to the nature thriving gardens that measure approximately **1.6 acres**.

SERVICES: Main water, electricity and drainage. Oil fired heating.
Note: None of which have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council.

EPC RATING: Tbc

VIEWING: Strictly by prior appointment with David Burr.





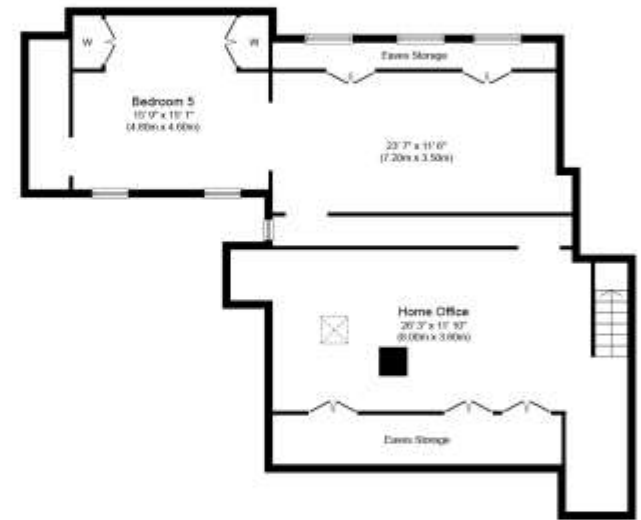




Ground Floor
Approximate Floor Area
1,316 sq. ft.
(122.3 sq. m.)



First Floor
Approximate Floor Area
1,316 sq. ft.
(122.3 sq. m.)



Second Floor
Approximate Floor Area
1,225 sq. ft.
(113.8 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.

