



**Brickleton House,
Higham, Suffolk.**

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BRICKLETON HOUSE, HIGHAM, BURY ST. EDMUNDS, SUFFOLK. IP28 6NY

Higham is a small rural village (population 140 in 2005) split into three parts: Lower Green, Middle Green and Upper Green. Located just 9 miles from the popular town of Bury St Edmunds and 8 miles from Newmarket, also benefitting from the local amenities of the surrounding villages of Moulton, Dalham, Gazeley and Barrow.

A beautifully presented detached family home offering a generous accommodation schedule with a degree of character. The property is situated in this highly regarded Suffolk village offering rural yet accessible lifestyle with Bury St. Edmunds in one direction and Cambridgeshire in another. **In all about 0.37 acres.**

A well presented detached executive home offered for sale in one of the areas most favoured villages with beautifully mature gardens and grounds amounting to approximately 0.37 acres, detached double garaging and far-reaching countryside views to the rear.

ENTRANCE VESTIBULE: With dual aspect windows to either side and door leading to:-

Inner Hallway: With access to principal rooms on the ground floor and stairs rising to the first floor. Door to:-

SITTING ROOM: A beautiful dual aspect reception room, the focal point for which is the inset log burning stove with marble surround and hearth. Sliding doors to:-

GARDEN ROOM: With panoramic views of the rear gardens and French style double doors opening onto the terrace abutting the rear of the property.

DINING ROOM: A versatile reception room located to the front of the property with views over the front gardens and door to:-

KITCHEN/BREAKFAST ROOM: Fitted with a range of matching wall and base units, integrated appliances include a one and a half bowl butler sink inset with drainer and mixer tap, electric hob with extractor over, oven with grill function over and further spaces for white goods to include dishwasher. Archway to:-

UTILITY ROOM: With further spaces for white goods and worksurfaces with spaces for fridge/freezer, washer/dryer as well as housing the oil-fired boiler. Window to front aspect and personnel door leading to the terrace abutting the rear of the property.

CLOAKROOM: With white suite comprising WC, hand wash basin and frosted window to rear.

First Floor

LANDING: Airing cupboard and doors to:-

PRINCIPAL BEDROOM: A double bedroom with window to front aspect. Built-in double wardrobes and door to:-

ENSUITE: Fitted WC, wash basin and shower cubicle.

BEDROOM 2: A spacious double bedroom with integrated wardrobes and far-reaching countryside views to the rear. Integrated wardrobes.

BEDROOM 3: Double bedroom with window to rear. Integrated wardrobes.

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BEDROOM 4: Double bedroom with window to front. Integrated wardrobes.

FAMILY BATHROOM: With a white suite comprising WC, hand wash basin, bath with shower attachment and shower screen. Heated towel rail and frosted window to rear aspect.

Outside

Brickleton House is accessed via a sweeping gravel driveway providing ample **OFF-ROAD PARKING** for a number of vehicles to the front elevation of the property with thoughtfully laid out front gardens largely laid to lawn and interspersed by mature trees and hedging. The driveway provides vehicular access to the:-

DETACHED DOUBLE GARAGE: With double up and over doors and personnel door to side. Power and light connected.

The rear gardens are among the most attractive features of the property, initially comprising a terrace abutting the rear of the property which is ideal for Alfresco dining and entertaining extending to a large area of formal lawn interspersed by specimen trees, shrubs, and hedging. This is tastefully divided at the halfway point by low-level fencing around which an established grape vine has grown with personnel access leading to the rear most part of the garden which is laid to lawn with post and rail fencing to the rear, allowing for maximum enjoyment of the views of the farmland.

In all about 0.37 acres.

AGENTS NOTE

We understand that the property is situated within a conservation area.

SERVICES: Main water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F - £2,953.08 – 2024/2025.

EPC RATING: C.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (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 <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///consults.gold.bloomers.

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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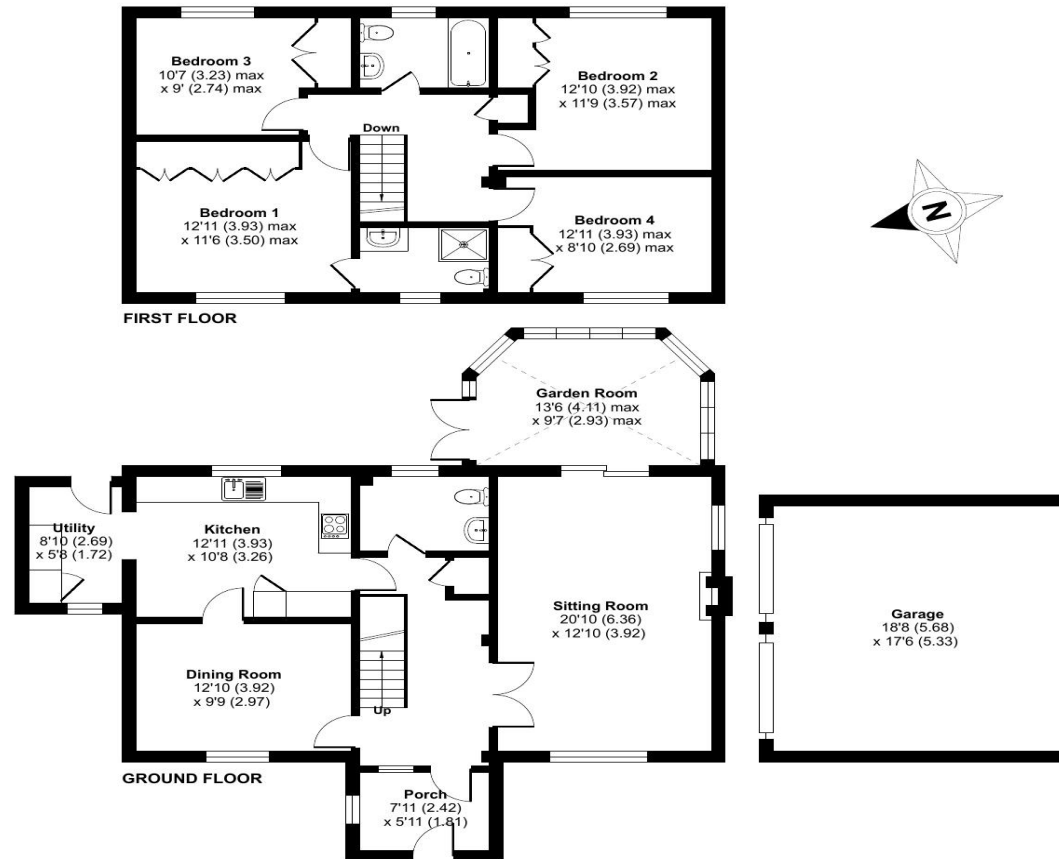
Middle Green, Higham, Bury St. Edmunds, IP28

Approximate Area = 1689 sq ft / 156.9 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 2015 sq ft / 187.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for David Burr Long Ltd. REF: 1276738

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