



1 Fox Cottages
Stanningfield, Suffolk.

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1 FOX COTTAGES, STANNINGFIELD, BURY ST. EDMUNDS, SUFFOLK. IP29 4RU

Centered around an attractive village green, Stanningfield offers local amenities including a village inn and picturesque Norman church. The village lies about 6 miles south of the Cathedral town of Bury St Edmunds with its excellent range of schooling, shopping, recreational and cultural facilities and about 11 miles north of the market town of Sudbury (with its commuter rail link to London's Liverpool Street). Access to the A14 is about 5 miles, with fast access to Cambridge, M11 motorway and Stansted Airport.

1 Fox Cottages is well presented yet quaint end of terrace Victorian cottage situated on the outskirts of a highly desirable Suffolk village with the added benefit of far-reaching countryside views. Believed to date back to the 1850's, formerly a brewery cottage, the property enjoys well-appointed and spacious living accommodation arranged over two floors which has been tastefully modernised and updated in recent years.

A delightful three-bedroom Victorian country cottage enjoying glorious countryside views and offered for sale with no onward chain.

Entrance into;

ENTRANCE PORCH: With clay tiled flooring. Windows to side aspects. Door to;

DINING ROOM: 13' x 12' (3.96m x 3.66m). A light and welcoming space with feature inset fireplace with clay tiled surround and wood effect flooring. Ample natural light afforded by the windows to the front aspect. Two built-in cupboards adjacent to the fireplace and understairs cupboard. Stairs rising to first floor. Door to;

SITTING ROOM: 20'1 x 14' (6.11m x 4.26m). With ample natural light afforded by the triple aspect windows to front, rear and side overlooking the adjacent fields. This room is finished with wood effect flooring and fitted storage cupboards. French style double doors are found leading to the rear terrace.

KITCHEN: 13' x 7'5" (3.96m x 2.25m). Well-appointed and high specification in nature the kitchen is equipped with a range of matching wall and base units with worktops over with inset sink and drainer with stainless steel mixer tap over. Integrated appliances include a Bosch dual

oven and induction hob with extract over, fitted dishwasher and fridge/freezer. Personnel door leading to rear dining terrace.

First floor

LANDING: With doors to;

PRINCIPAL BEDROOM: 14'11" x 12'8" (4.55m x 3.86m). A grand double bedroom with superb far reaching countryside views from both the front and side aspects. Walk-in wardrobe/dressing room capable of fulfilling a number of uses and providing ample hanging and shelving space.

EN SUITE: 9'6" x 4'11" (2.90m x 1.50m). Well-appointed white suite comprising W.C., hand wash basin and panel bath with shower attachment over. Frosted window to rear.

BEDROOM 2: 12' x 9'10" (3.67m x 3.00m). A generous double bedroom with two fitted storage cupboards and wonderful views to the front aspect.

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BEDROOM 3/STUDY: 7'7" x 6'3" (2.30m x 1.90m). A versatile space ideal for a single bedroom or home office. Window to rear aspect. Wood effect flooring.

SHOWER ROOM: 6'7" x 4'7" (2.00m x 1.40m). A well-appointed suite comprising W.C., hand wash basin and shower. Chrome heated towel rail. Frosted window to rear.

Outside

The property is situated at the end of the terrace of Fox Cottages (Fox Cottage Row) and enjoying delightful countryside views and a glorious low level walled front garden with a specimen tree and flower beds either side. There is gated access to the front and side which in turn leads to an **ALLOCATED PARKING SPACE**. The rear courtyard garden is low maintenance in nature with boundaries clearly defined by 6' fencing, thoughtfully divided with an outside entertainment area, rear terrace and concealed bin and oil tank store.

AGENTS NOTE: We understand that the drainage is private and the tank services all eight fox cottages as well as the thatched cottage abutting the rear. We further understand that the servicing for the same is dealt with by Anglian Water.

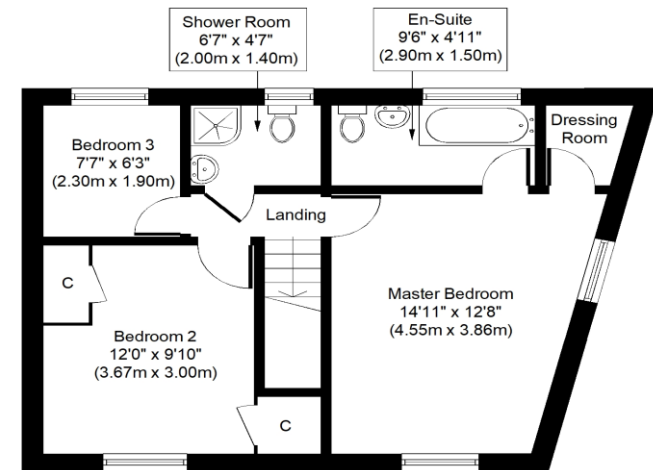
SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1814.67 – 2023/2024.

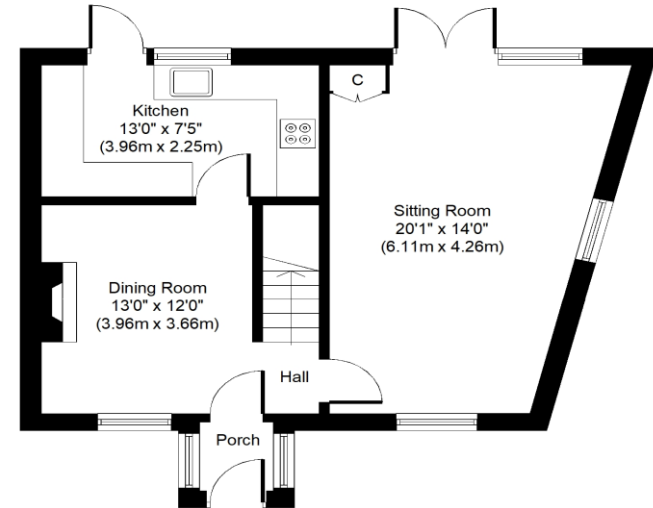
EPC RATING: D – report available upon request.

VIEWING: Strictly by prior appointment only through David Burr.

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.



First Floor
Approximate Floor Area
498 Sq. ft.
(46.3 Sq. m.)



Ground Floor
Approximate Floor Area
517 Sq. ft.
(48.0 Sq. m.)

