



**Hillcrest,
Horringer, Suffolk.**

**DAVID
BURR**



Horringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

An exceptionally well-presented and much extended village home offering a thoughtfully arranged schedule of accommodation over 2-floors, in brief comprising 4 bedrooms, 3 bath/shower rooms and a stunning 8.9m/29ft. wide kitchen/breakfast/living room finished with underfloor heating and a 5.9m/19ft wide opening set of bi-fold doors leading onto the gardens to the rear of the property.

A much-extended village home on the periphery of Horringer with stunning countryside views.

ENTRANCE VESTIBULE: With dual aspect windows to either side, stairs rising to first floor and door to:-

SITTING ROOM: A cosy reception space with an understairs storage cupboard. Inset log burning stove providing the focal point for the room and window to front aspect providing views of the adjacent countryside with open plan access to:-

DINING ROOM: Open plan in nature with access to:-

KITCHEN/BREAKFAST/LIVING ROOM: Undoubtedly forming the hub of the home with tastefully divided areas providing space for culinary preparation and informal dining and entertaining. The kitchen comprises a wall of matching units with Quartz worksurfaces over, inset ceramic butler sink with dual mixer tap over, electric hob with extractor and bressummer over. Fridge/freezer, dual oven and microwave configuration, inset dishwasher and breakfast bar providing additional worksurfaces and storage under. The room is finished with a 5.9m/19ft wall of bi-folding glass doors leading onto the shingle terrace immediately abutting the rear of the property providing stunning views of the rear gardens.

BOOT ROOM: Located to the side of the property with personnel access and a wall of fitted storage to include space for a washer/dryer and door to:-

SHOWER ROOM: With white suite comprising WC, hand wash basin and tiled shower with frosted window to side.

STUDY/SNUG: A versatile space located toward the front of the property with access from the boot room and door to the entrance vestibule.

First Floor

LANDING: With split stairs leading to:-

PRINCIPAL BEDROOM: A substantial double bedroom with stunning views of the adjacent countryside and door to:-

ENSUITE: With white suite comprising WC, hand wash basin, tiled shower with window to front aspect.

BEDROOM 2: Spacious double bedroom with countryside views to the rear.

HILLCREST, WHEPSTEAD ROAD, HERRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5PU

BEDROOM 3: Spacious double bedroom with countryside views to rear.

BEDROOM 4: Views to rear.

FAMILY BATHROOM: Luxuriously appointed with white suite comprising WC, hand wash basin, freestanding slipper bath with mixer tap and hand-held shower head over.

Outside

The property enjoys a rural position with a large sweeping driveway to the front elevation providing ample **OFF-ROAD PARKING** for a number of vehicles. Borders are thoughtfully planted with a plethora of specimen shrubs with person access to the side of the property leading to rear gardens. The rear gardens are among the key features with a generous terrace immediately abutting the rear of the property, predominantly laid to shingle and making for an ideal Al-fresco dining area before extending to a large formal lawn which is flanked by hedging and a variety of specimen shrubs while offering countryside views to the rear of the grounds.

In all about 0.24 acres.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,704.94 – 2025/26.

EPC RATING: C.

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

MOBILE COVERAGE: EE, Three and Vodafone – good (outdoors) (source Ofcom).

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WHAT3WORDS: ///operating.fries.brimmed.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

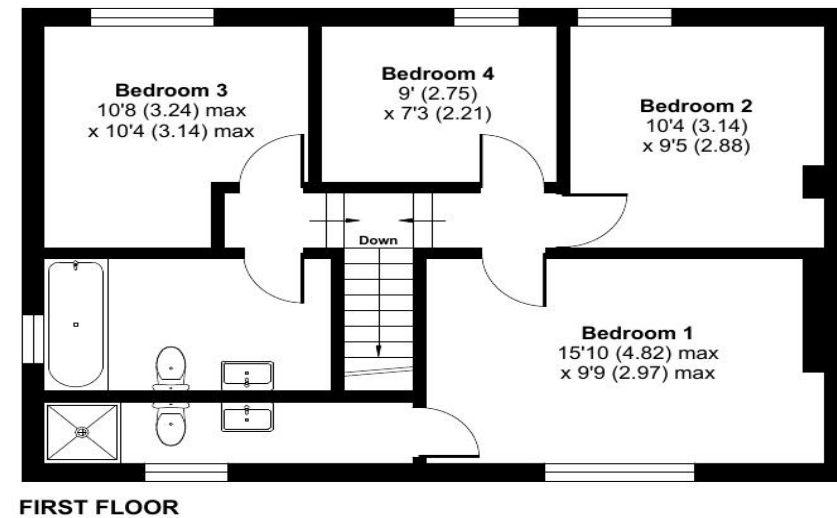
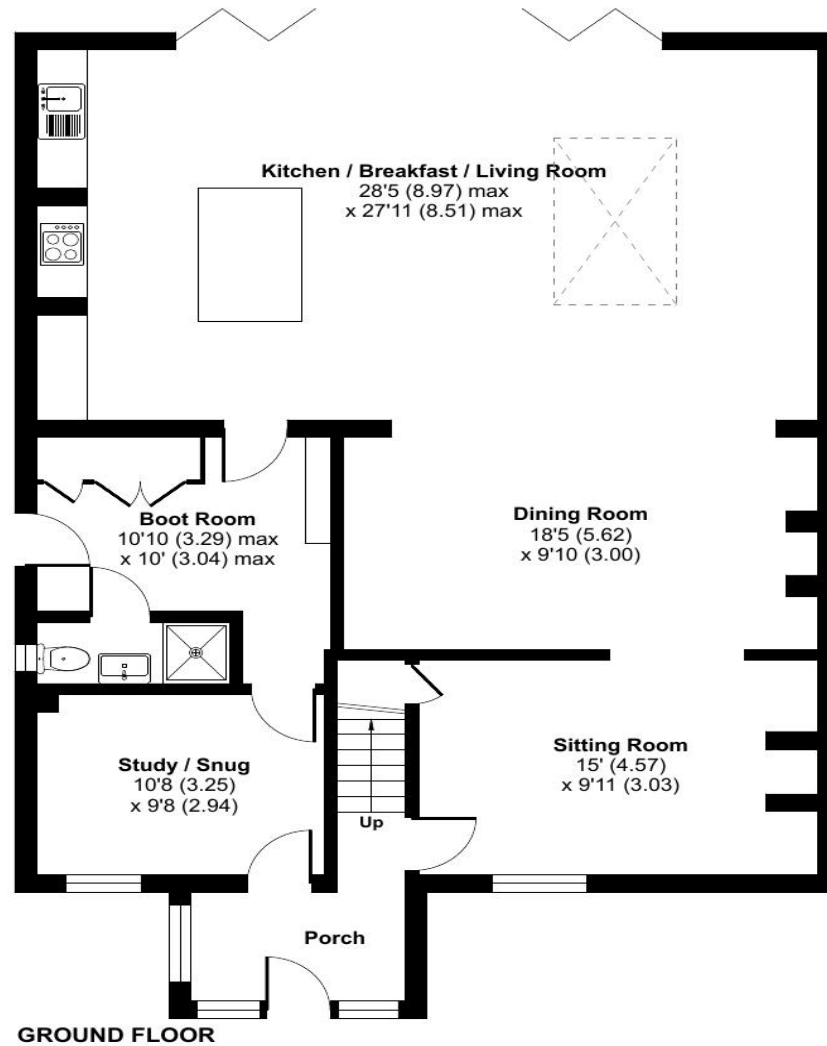
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Whepstead Road, Horringer, Bury St. Edmunds, IP29

Approximate Area = 1800 sq ft / 167.2 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). © nitchecom 2025. Produced for David Burr Ltd. REF: 1319284

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