



**School House**  
**Chevington, Suffolk**

**DAVID  
BURR**





# School House, Church Road, Chevington, Bury St Edmunds, Suffolk, IP29 5QH

Chevington is an attractive village situated in a largely rural setting and local amenities include All Saints parish church, The Greyhound public house and a village hall which is host to many clubs and activities. The village is about 6 miles to the south west of Bury St Edmunds with its excellent range of schooling, shopping, recreational and cultural facilities.

Offered in excellent condition is this charming Grade II Listed brick and flint former Head Teacher's House which adjoins The Old School and is located towards the end of a no through road boasting idyllic countryside views as well as being just a stone's throw from the village church. Notable features include three double bedrooms, a superb sitting room with a grand open fire finished in Italian Carrara marble and the particularly well-maintained wraparound side and rear gardens encompassed by the original garden wall.

## **A rarely available Grade II Listed former Head Teacher's House adjoining The Old School house finished in an elegant brick and flint façade with unrivalled views of the adjacent church.**

Entrance door to;

**ENTRANCE HALL:** With pattern tiled flooring. Feature inset fireplace. Doors to principal ground floor rooms.

**DINING ROOM:** 12'2 x 10'6 (3.70m x 3.20m). Dual aspect windows to front and rear overlooking the courtyard. Archway to;

**KITCHEN:** 14'1 x 5'7 (4.30m x 1.70m). With a range of matching wall and base units under worktops. Range of integrated appliances including an AEG oven with John Lewis hob and extractor over, washing machine and dishwasher. Space for freestanding American style fridge freezer. Door to rear courtyard. Dual aspect windows to front and rear.

**SITTING ROOM:** 11'4 x 14'11 (4.30m x 4.30m). A grand room with a superb open fireplace finished in Italian Carrara marble and dual aspect windows to front and rear. The room is complete with ornate Victorian style cornicing. Door to stairs rising to first floor.

**SHOWER ROOM:** 7'10 x 4'3 (2.40m x 1.30m). Continuing the pattern tiled flooring from the hallway. Fitted with a white Heritage suite

comprising W.C. and hand wash basin with hot and cold taps over. Substantial shower cubicle with sliding glass door.

### **First floor**

**LANDING:** A light space with skylight and ample fitted storage built into the eaves.

**MASTER BEDROOM:** 12'2 x 10'6 (3.70m x 3.20m). A grand double room with feature fireplace and window to rear.

**BEDROOM 2:** 14'1 x 8'2 (4.30m x 2.50m). Another double room with window to rear.

**BEDROOM 3:** 9'10 x 8'6 (3.00m x 2.60m). Another double room with fireplace and window to front.

**FAMILY BATHROOM:** 9'6 x 6'7 (2.90m x 2.00m). Fitted with a Victorian styled Heritage suite comprising panelled bath with shower attachment over and W.C. Window to rear.



# School House, Church Road, Chevington, Bury St Edmunds, Suffolk, IP29 5QH

## Outside

The property is accessed via a no through road which in turn leads to the village church. School House is set back from the road with gates leading to the front door and the off-road parking for two vehicles. Additional parking is available on the road immediately outside the property.

The gardens have been tastefully divided into three distinctive parts, the front is lawned and planted with elegant Wisteria and white roses creating a picturesque public facing aspect. Secondly the property benefits from a courtyard garden which unlike the formal garden presents a low maintenance terrace ideal for outdoor entertaining and finally the formal wraparound gardens from the side to the rear benefit from planted borders interspersed with specimen trees and shrubs. The garden boundaries are finely defined by the original wall encompassing the entirety of the old school and have been maintained as such to enable one to survey the view of the undulating countryside and adjacent churchyard.

**EXTERNAL STORE/UTILITY ROOM:** Housing additional space for white goods. Oil fired boiler. Water softener. Additional storage cupboards.

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

**LOCAL AUTHORITY:** West Suffolk District Council.

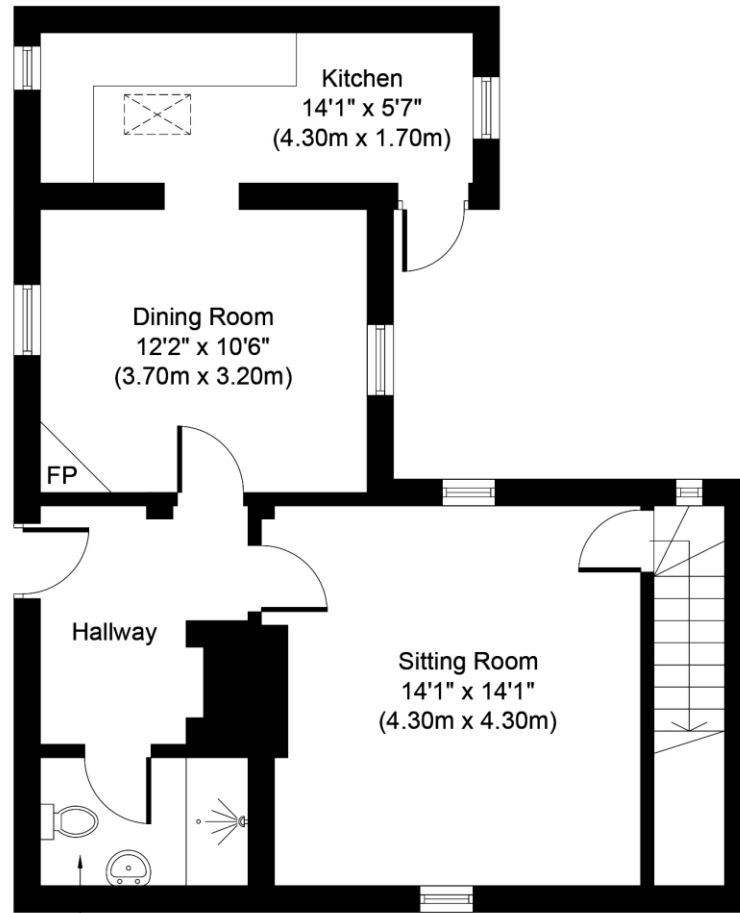
**VIEWING:** Strictly by prior appointment only via David Burr.

We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**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.

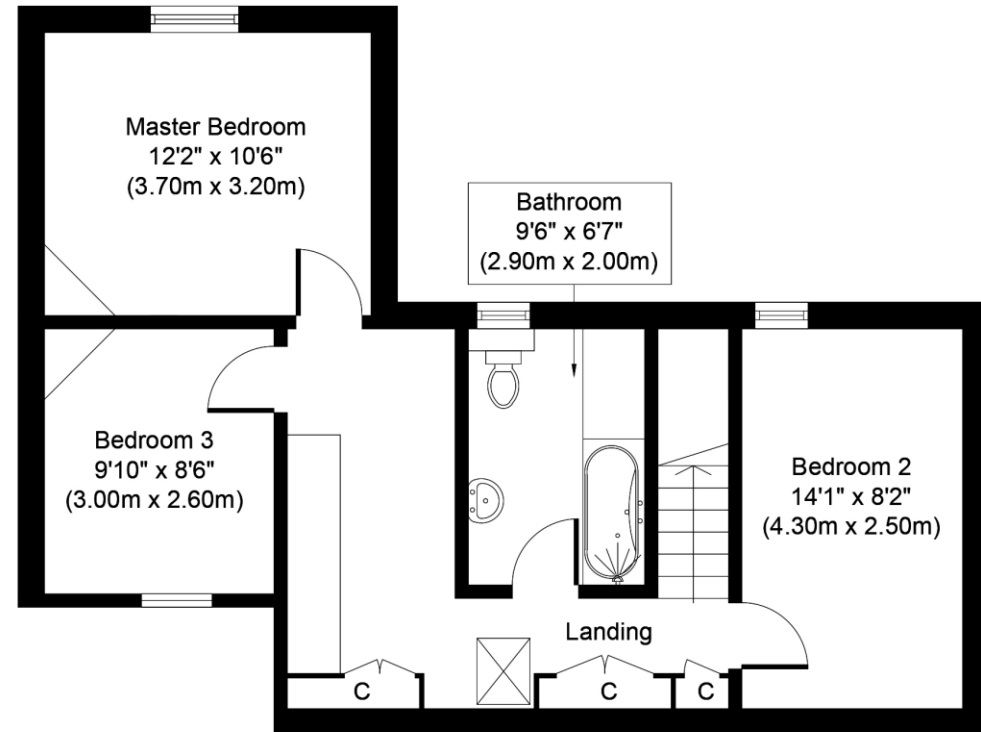


# School House, Church Road, Chevington, Bury St Edmunds, Suffolk, IP29 5QH



Shower Room  
7'10" x 4'3"  
(2.40m x 1.30m)

**Ground Floor**  
**Approximate Floor Area**  
**594 Sq. ft.**  
**(55.2 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**576 Sq. ft.**  
**(53.5 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.

Copyright V360 Ltd 2021 | [www.houseviz.com](http://www.houseviz.com)

Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346



