



DAVID  
BURR

**Freckenham House D**  
**Freckenham, Suffolk**



# Freckenham House D, 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 which 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 truly stunning and abundantly characterful four-bedroom property that measures close to 2,400 sq.ft of accommodation on a plot measuring approximately 0.75 of an acre. The property forms part of Freckenham House which was once home to the late Queen mother's lady in waiting and although having retained so much original character, the modern influence blends incredibly well to offer impressive contemporary design and high quality throughout. With a total of three reception rooms, four bedrooms and two bathrooms, each of the many rooms offers generous size, high ceilings and lots of natural light. Externally offering driveway parking, a double garage, an immaculate immediate garden and separate woodland area.

## A large period home in Freckenham measuring close to 2,400 sq.ft of accommodation boasting high quality throughout.

**ENTRANCE HALL** With a tiled floor, wall panelling and stairs rising to the first floor.

**SITTING ROOM** Solid oak flooring, an inset wood burning stove, fitted storage and shelving and windows to rear and side aspects.

**KITCHEN / DINING ROOM** A large room with a bespoke fitted kitchen with timber units and drawers with oak worktops over and an inset double butler sink. French doors leading to the rear garden terrace, tiled floor, windows to both front and side aspect with three Velux windows within the vaulted ceiling.

**UTILITY ROOM** Fitted storage and oak worktops over with an inset butler sink. Space and plumbing for appliances, tiled floor and a window and door to rear aspect.

**BOILER ROOM** Housing the boiler and pressure system water tank with a door to side aspect.

**STUDY** Solid oak flooring and a window to front aspect.

**CLOAKROOM** WC, wash hand basin and window to front aspect.

### Cellar

Accessed through an external door to the stairs leading down to the small cellar currently offering wine storage.

### First Floor

**LANDING** With a window to front aspect and stairs rising to the second floor and from the ground floor.

**BEDROOM 2** With a cast iron original fireplace, ample fitted wardrobes and two windows to rear aspect.

**BEDROOM 4** Windows to front and side aspects.

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**BATHROOM** Extensively tiled with a freestanding roll top bath, wash hand basin, WC and window to front aspect.

## Second Floor

**LANDING** A large space with a window to side aspect and a large fitted cupboard.

**MASTER BEDROOM** Fitted wardrobe, window to rear aspect and two Velux windows.

**BEDROOM 3** Window to front aspect and two Velux windows.

**SHOWER ROOM** Extensively tiled with a large open shower, wash hand basin, WC and window to front aspect.

## Outside

The property is initially approached through electric metal gates that open to the driveway and then leads to the driveway parking. In addition to that parking area, the property has **TWO GARAGES** to the side of the property. The gardens are presented mainly in two sections with the immediate garden being incredibly well manicured with two paved terraces to capture the sun throughout the day, a lawn and established beds planted with established shrubs, trees and plants. The larger section of the garden is predominately lawned with woodland throughout and a stable styled store shed. All of which measures approximately 0.75 of an acre.

**SERVICES** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

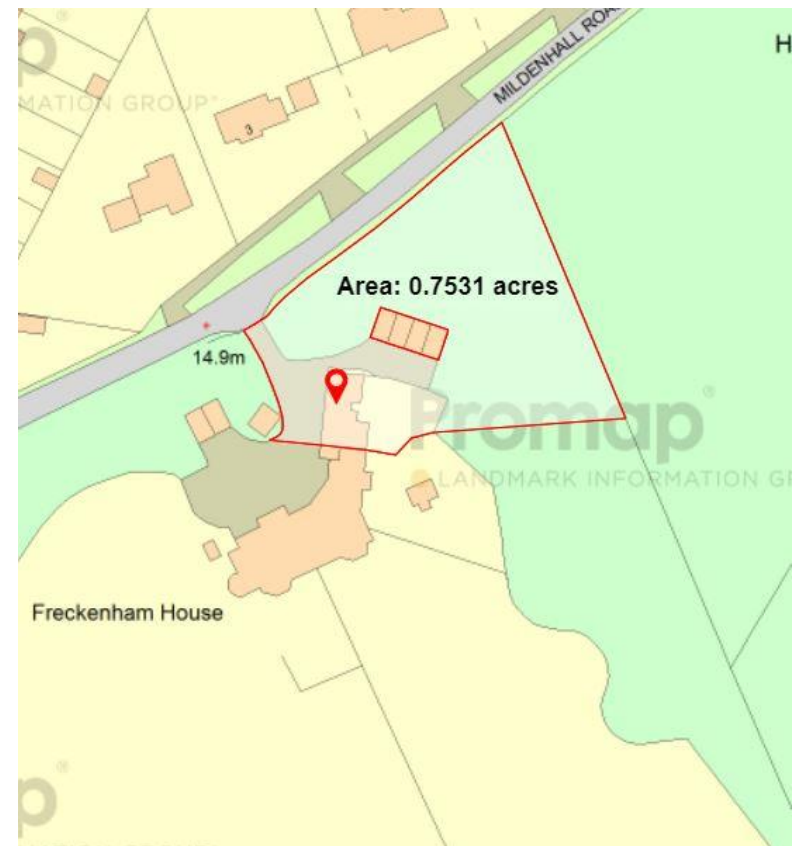
**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND B.**

**TENURE** Freehold.

**EPC** tbc.

**VIEWING** by prior appointment only through David Burr estate agents.

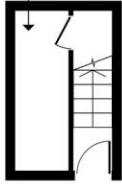




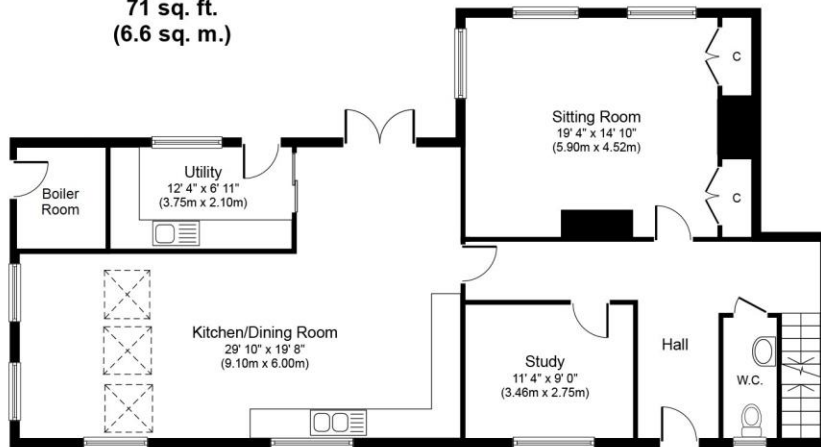




Cellar  
10' 10" x 3' 7"  
(3.30m x 1.10m)



**Basement**  
Approximate Floor Area  
71 sq. ft.  
(6.6 sq. m.)



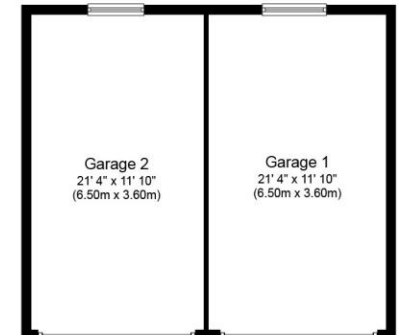
**Ground Floor**  
Approximate Floor Area  
1,162 sq. ft.  
(108.0 sq. m.)



**First Floor**  
Approximate Floor Area  
613 sq. ft.  
(56.9 sq. m.)



**Second Floor**  
Approximate Floor Area  
613 sq. ft.  
(56.9 sq. m.)



**Garage**  
Approximate Floor Area  
515 sq. ft.  
(47.9 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

