



**Oakwood House, Parsonage Green,  
Cockfield, Suffolk**

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Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Restaurant, Church and shop/post office. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

This exceptionally well-presented detached house has light versatile accommodation that is further complemented by formal gardens, a swimming pool, extensive paddocks, lake and a range of outbuildings. In all about 15 acres.

## **An exceptionally well-presented detached house with a meadow, lake outbuildings and paddocks within about 15 acres.**

Handmade double oak doors with windows either side opening to:-

**ENTRANCE HALL:** An inviting area with glass double doors opening to:-

**DRAWING ROOM:** With an attractive tiled floor running throughout, extensive hand built shelving with matching storage cupboards and opening to:-

**DINING/LIVING ROOM:** An exceptional space with a wall of glass taking full advantage of the stunning far-reaching views and with three sets of double doors opening onto terracing with the swimming pool and garden beyond. Open studwork to:-

**SITTING ROOM:** A versatile space which could be a family room, music room, games room etc.

**KITCHEN/BREAKFAST/LIVING ROOM:** A simply stunning room that links well with the rest of the house and includes a set of double doors opening onto terracing and providing far-reaching field views. The kitchen area has been finished with an extensive range of hand built solid wood units finished with thick Quartz worktops that continue on a central island incorporating a breakfast bar, deep Villeroy and Boch double enamel wash hand basin with storage over, integrated dishwasher and wine fridge. Space for electric/gas Range cooker.

**Inner Hall:** Door to side garden and light oak doors opening to:-

**LAUNDRY ROOM:** With extensive boot/storage space, seating area, storage cupboards and thick solid wood worktop. Plumbing for washing machine, space for tumble dryer.

**CLOAKROOM:** With heated towel rail, WC and wash hand basin.

### **First Floor**

**GALLERIED LANDING:** A spacious area with 14ft wide wall of glass providing views over the front garden and finished with extensive book/display shelving. Staircase to second floor and doors to:-

**BEDROOM 1:** An exceptional room with a 16ft high vaulted ceiling and a 13ft wide wall of glass providing far-reaching countryside views. Opening to:-

**DRESSING ROOM:** Light oak fronted wardrobes, storage cupboards and door to:-

**EN-SUITE:** A spacious room with far-reaching field views, large double shower cubicle, heated towel rail, WC and wash hand basin set within a marble worktop with oak storage cupboards below.

**BEDROOM 2:** Enjoying far-reaching field views and opening to:-  
**DRESSING ROOM:** With extensive fitted wardrobes and storage cupboards.  
**EN-SUITE (also accessed from the main landing):** Finished with a particularly large shower complete with seating area, body jets and overhead shower. Heated towel rail, jacuzzi bath, WC and his-and-hers wash hand basins with storage below.

**BEDROOM 5:** With built-in wardrobes.

**FAMILY BATHROOM:** Bath with shower attachment, heated towel rail, WC and wash hand basin.

## Second Floor

Doors to:-

**BEDROOM 3:** Enjoying far-reaching field views with built-in wardrobes and door to:-  
**EN-SUITE WET ROOM:** With a large distinct shower area complete with screen, heated towel rail, WC and wash hand basin.

**BEDROOM 4:** Enjoying far-reaching field views with built-in wardrobes and door to:-  
**EN-SUITE WET ROOM:** With a large shower area complete with body jets and overhead shower. Heated towel rail, WC and wash hand basin.

## Outside

A brick pillared entrance with attractive flint flanking walls incorporating a set of electric wrought-iron handmade gates opening to a sweeping brick paviour drive providing extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leading to:-

**DOUBLE CARTLODGE:** With store/potential office above.

This area gives way to a tarmacadam drive which continues along the northern boundary providing excellent access to the fields and in turn a substantial

**OUTBUILDING** with weatherboarded elevations under a slate tiled roof which incorporates **three loose boxes, workshop (22'3" x 18'10") and open covered bay (23'0" x 20'0")** all with light and power connected, useful storage above and water connection and well suited for equestrian purposes or to create ancillary accommodation/office space etc. (subject to necessary planning consents).

The remainder of the grounds are divided into distinct areas with a formal garden immediately behind the house incorporating large areas of terracing and a BBQ area designed with entertaining/dining alfresco in mind. **Heated swimming pool complete with electric cover.** The central area of the grounds includes post-and-rail fenced paddocks bordered by various field shelters, storage sheds etc. There is also a large lake and meadow complete with fisherman's hut.

**In all about 15 acres.**

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

**EPC RATING:** Band C – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** G.

**TENURE:** FREEHOLD.

**WHAT3WORDS:** yappy.drain.radically

**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 whatsoever 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.

# OAKWOOD HOUSE, PARSONAGE GREEN, COCKFIELD, BURY ST EDMUNDS, SUFFOLK, IP30 0HB

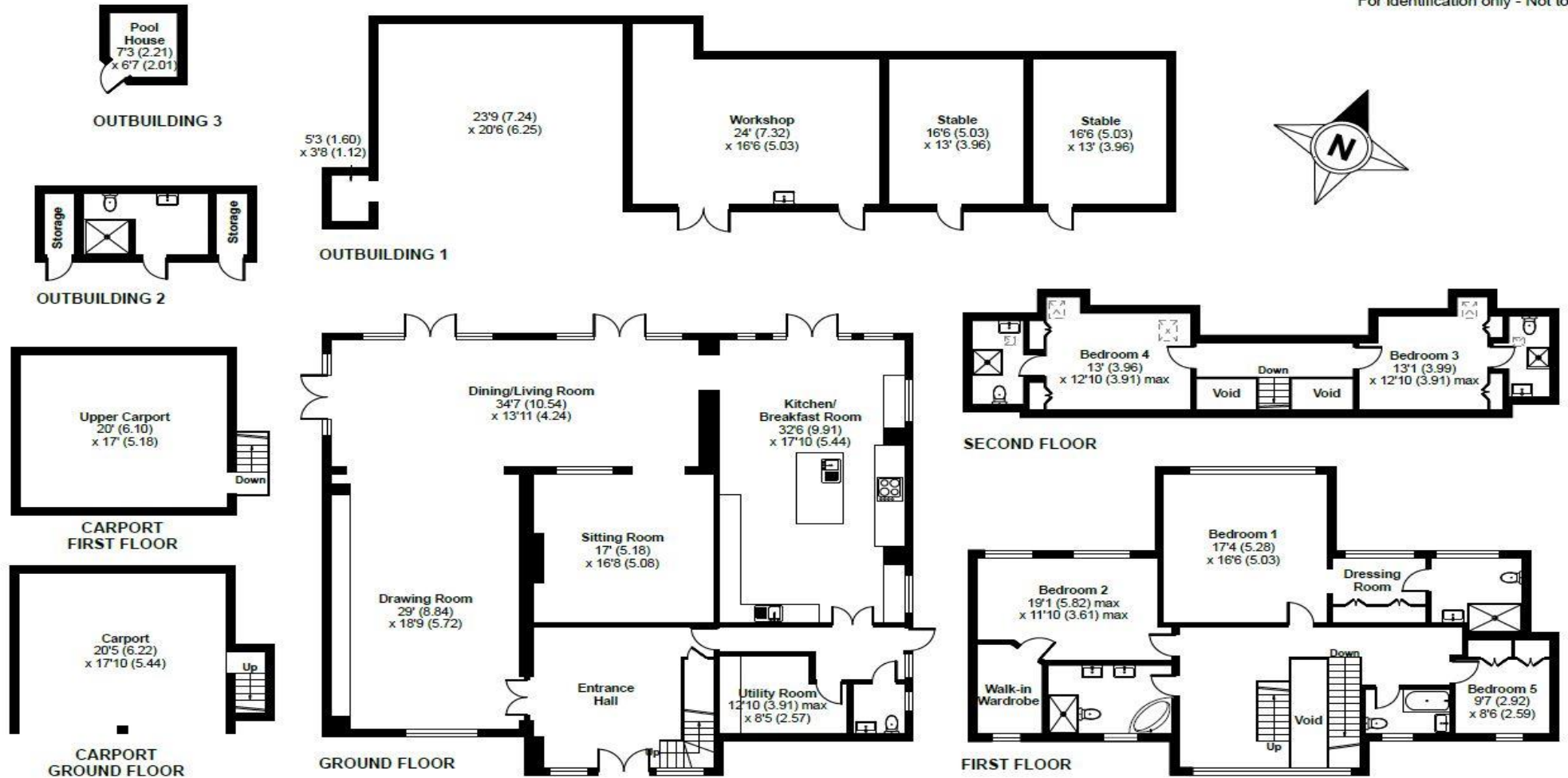
## Parsonage Green, Cockfield, Bury St. Edmunds, IP30

Approximate Area = 4275 sq ft / 397.1 sq m (exclude void & carport)

Outbuildings = 1389 sq ft / 129 sq m

Total = 5664 sq ft / 526.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David Burr Ltd. REF: 1176003





