



DAVID  
BURR

**Copper Beech Cottage**  
**Haughley Green, Suffolk**







# Copper Beech Cottage, Haughley Green, Suffolk, IP14 3RQ

Haughley Green is a small hamlet which is part of the village of Haughley (1.5 miles) which provides a good range of everyday amenities including general stores, post office, bakery, public house, parish church and primary school. Haughley village hall is home to a number of groups including the pre-school, dance school, clog dancing, and W.I. to name a few. There is also a bowls and football club. Haughley Green is conveniently located for the A14 and provides easy access to Stowmarket (4 miles) having an excellent range of amenities and a commuter rail station to London's Liverpool Street Station. The Cathedral town of Bury St Edmunds is approximately 13 miles with a comprehensive range of schooling, shopping, recreational and cultural facilities.

Nestled in a picturesque semi-rural setting, this charming four-bedroom detached home offers a rare blend of tranquillity and convenience. Imagine a lifestyle where countryside walks and open-air pursuits are just a step away, yet you're only minutes from a mainline rail station and the A14, making commutes and connections effortless. With no onward chain, this property is ready for you to step right into a peaceful yet well-connected lifestyle.

## **An excellent detached four-bedroom home offering spacious accommodation and no onward chain.**

Upon entering, a welcoming hallway with solid oak flooring and light from dual-aspect windows creates an inviting first impression.

### **Kitchen/Dining room**

Designed with entertaining in mind, the newly fitted kitchen offers a range of bespoke cabinetry, complemented by a quartz worktop and central island. A butler sink and integrated dishwasher add both style and practicality, while the oak flooring continues through to the French doors, which open directly onto the garden, merging indoor and outdoor spaces seamlessly.

### **Utility Room/Shower Room**

With practicality in mind, the utility room includes a corner shower, space for appliances and durable stone flooring – ideal for countryside living.

### **Living Spaces**

A cosy yet spacious sitting room features a multi-fuel burner and windows to the front and side, perfect for relaxed evenings. The adjoining garden room, with its Velux window and French doors, invites an abundance of natural light, creating a versatile space that overlooks the garden.

### **First floor**

The first-floor landing with dual windows opens up to four double bedrooms, each offering unique views and ample storage, making the most of this delightful rural setting. The master bedroom features a fitted double wardrobe and en suite with a shower cubicle, Velux window and heated towel rail – a private retreat for unwinding.

### **Outdoor Space**

A beautifully landscaped front garden leads to the property's entrance, with block-paved off-road parking for multiple vehicles and a double garage, while side access leads to a secluded rear garden, ideal for outdoor relaxation or entertaining. Surrounded by mature hedging and fences, this garden offers privacy and the pleasure of being immersed in nature.

This property offers a perfect balance for those seeking a rural lifestyle with easy access to urban amenities.

### **Key Features**

- Four Double Bedrooms (1 en-suite)
- Modern Kitchen/Dining room with Quartz Worktops and Island



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- Two Spacious Reception Rooms
- Downstairs WC
- Double Garage & Generous Off-Road Parking

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band E

**EPC RATING:** TBC

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.



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