

DAVID  
BURR



# Thatched Cottage

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Wickhambrook, Suffolk



# Thatched Cottage

Malting End, Wickhambrook, Suffolk CB8 8YH

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A substantial Grade II listed thatched cottage situated centrally within generous 0.4 acre grounds surrounded by open countryside, yet within a short walk of the village amenities and within easy commuting to Newmarket, Bury St Edmunds, Haverhill and Cambridge.



- Substantial Grade II listed thatched cottage
- Charming period features
- Centrally situated within generous grounds
- Open countryside views
- Within a short walk of the village amenities
- Easily commutable to Newmarket, Bury St Edmunds, Haverhill and Cambridge
- In all about 0.4 acres

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## INTERIOR

Entrance via HALLWAY with cloak cupboard opening into the expansive KITCHEN/BREAKFAST ROOM featuring comprehensively fitted kitchen including a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include an Aga cooker with dual hotplates, under counter secondary electric oven and gas hob, dishwasher and fridge/freezer, whilst the boiler is also mounted within the kitchen. Large walk-in pantry cupboard, plenty of space for a breakfast table and chairs, stable door leading out. The property enjoys two reception rooms both incorporating a range of original exposed beams, traditional fireplaces, quarry tiled flooring and stunning views across the gardens. Both reception rooms enjoy staircases leading to the first floor. UTILITY ROOM. CLOAK ROOM with WC, wash hand basin and tiled flooring.

### FIRST FLOOR

BEDROOMS 1 AND 2 can be located from the staircase leading off the Sitting Room with a landing providing access to both. A generous MASTER BEDROOM with a range of built-in wardrobes and countryside views. BEDROOM 2 enjoys exposed beams, original flooring and outlook to the front. The third bedroom is located via a staircase leading off the Snug, with a range of exposed beams and views across the grounds, with an En-Suite Cloakroom. FAMILY BATHROOM comprising tiled shower cubicle, vanity sink unit, WC, extensively tiled walls and flooring.



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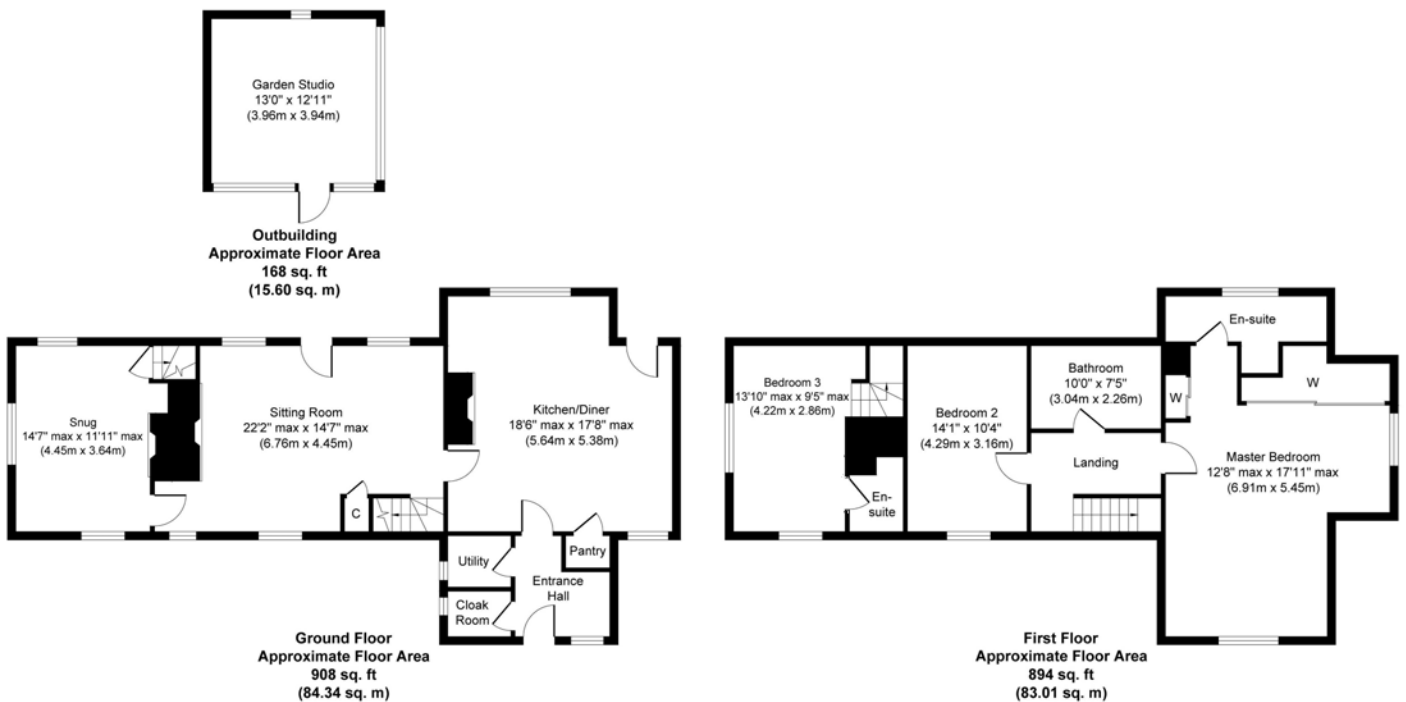
## EXTERIOR

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The property is approached via a private gravelled driveway providing parking and turning for multiple vehicles. The gardens encompass the property on all sides with vast areas of traditional lawn, interspersed with a range of mature trees and planting affording the property a great deal of privacy, yet enjoying the backdrop of the countryside beyond. The property further features a large alfresco dining terrace, mature flower beds, garden sheds, green house and ornamental pond.



# Floorplan



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.

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# Wickhambrook, Suffolk

Wickhambrook is a lovely rural village with a vibrant community served by a Public House, shop, school, surgery with a pharmacy and parish Church, closely linked to the A143 which provides fast access to the Cathedral town of Bury St Edmunds, approximately 11 miles, in turn providing access to the A14 trunk road to London via the M11. Newmarket (home to British Horseracing) is approximately 7 miles, Cambridge 20 miles and Stansted Airport is approximately 40 minutes.



## Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

Telephone: 01284 763233.

COUNCIL TAX BAND: F. £3,239.89 per annum.

PROPERTY POSTCODE: CB8 8YH.

TENURE: Freehold/Leasehold.

CONSTRUCTION TYPE: Woodframe.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.



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