



Oaksbury,  
Haughley, Suffolk

BURR



# Oaksbury, Haughley Green, IP14 3RQ

Haughley Green, a picturesque hamlet within 1.5 miles of Haughley village, offers a serene living environment with convenient access to everyday amenities. Haughley village features general stores, a post office, bakery, public house, parish church, and primary school. The village hall hosts various community groups such as a pre-school, dance school, clog dancing, and W.I. Additionally, Haughley is home to bowls and football clubs. The hamlet's proximity to the A14 provides easy access to Stowmarket (4 miles away) with extensive amenities and a commuter rail station to London's Liverpool Street Station. Bury St Edmunds, located 13 miles away, offers a comprehensive range of schooling, shopping, recreational, and cultural facilities.

This impressive detached single-storey home is located in one of Mid Suffolk's most highly favoured villages and offers over 1,900 sq ft of versatile living space. With generous room proportions throughout, it provides an ideal layout for modern family living, offering comfort, flexibility, and practical accommodation across all areas.

## Spacious Detached Single-Storey Home in a Highly Favourable Suffolk Village

**ENTRANCE HALL** - A generous, welcoming area providing access to the principal reception rooms, setting the tone for the spacious accommodation throughout.

**SITTING ROOM** – 5.29m x 6.39m (17'4" x 20'11")

A particularly spacious sitting room with a brick fireplace and sliding doors opening onto the terrace and rear garden. Perfect for both relaxed family living and entertaining guests.

**KITCHEN/BREAKFAST ROOM** – 5.31m x 3.83m (17'5" x 12'7" max)

A practical and well-laid-out kitchen with a range of floor and wall units, worktops, and drawers, featuring a double oven, hob, one-and-a-half bowl sink with mixer taps, free-standing fridge/freezer, and slimline dishwasher. A door leads to the utility room, and an open archway flows through to the dining room, creating a natural hub for everyday living.

**DINING ROOM** – 3.25m x 4.05m (10'8" x 13'4")

A double-aspect room suitable for family meals or entertaining, conveniently positioned adjacent to the kitchen.

**UTILITY ROOM** – 2.88m x 3.17m (9'6" x 10'5") A highly practical space with floor units, stainless steel sink with mixer taps, and the oil-fired boiler. Door provides access to both the rear garden and the double garage.

**MASTER BEDROOM** – 5.06m x 4.50m (16'7" x 14'9")

A generously sized principal bedroom with a built-in wardrobe cupboard and a door leading to an en-suite cloakroom.

**EN-SUITE** - Fitted with a wash basin and WC for convenience and privacy.

**SECOND DOUBLE BEDROOM** – 3.50m x 5.30m (11'6" x 17'5")

A large double bedroom with a built-in wardrobe, offering flexibility for sleeping, working, or hobbies.

**THIRD DOUBLE BEDROOM** – 3.56m x 3.35m (11'8" x 11'0")

A further spacious double room, ideal for family or guests.

**FAMILY BATHROOM** - Fitted with a corner bath, fully tiled shower cubicle, wash basin, and WC, providing practical and flexible family facilities.

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## LARGE SINGLE BEDROOM – 3.25m x 2.33m (10'8" x 7'8")

A versatile room suitable as a bedroom, home office, or study.

### Outside Space

To the front, a driveway offers off-road parking for multiple vehicles, bordered by flower and shrub beds, and leads to the **double garage** with power and light, accessible from the utility room. Double gates to the side provide further parking and access to the rear garden. The rear garden is predominantly laid to lawn with a patio area, ideal for outdoor dining, relaxing, or entertaining. A garden shed is included for storage.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys. Gardener can be arranged for £50 per month additionally.

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

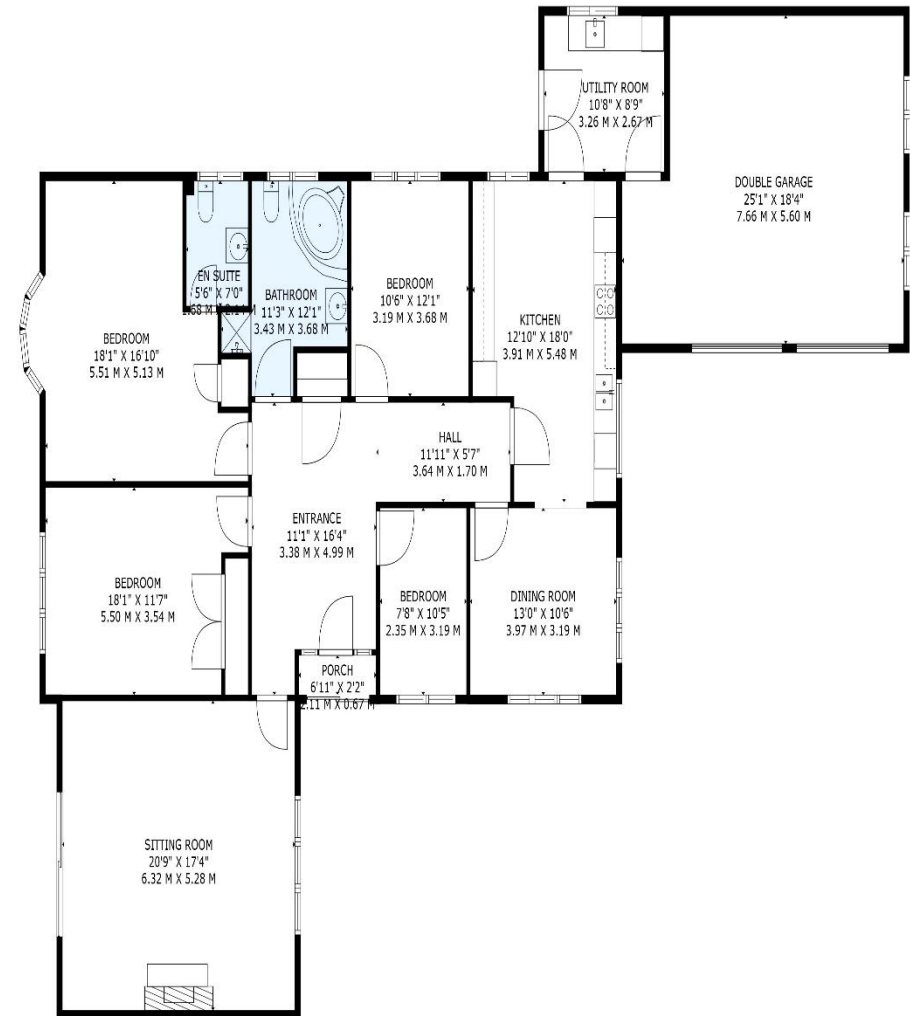
**LOCAL AUTHORITY:** Mid Suffolk District Council.

**EPC RATING:** E

**COUNCIL TAX BAND:** F

**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



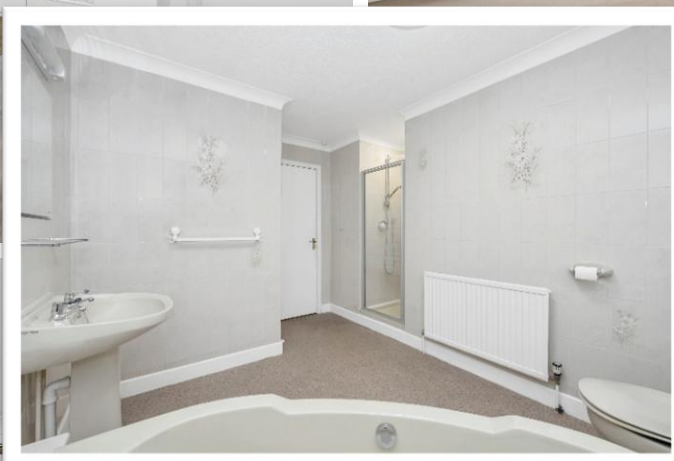
TOTAL: 1915 sq. ft, 178 m2  
FLOOR 1: 1915 sq. ft, 178 m2  
EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m2, DOUBLE GARAGE: 422 sq. ft, 39 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcnp.



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



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