



AN ATTRACTIVE MODERN HOME ADJOINING MEADOWS, TUCKED AWAY ON THE VILLAGE EDGE

3 Windsor Oaks, Kingshall Street, Rougham, Suffolk IP30 9LG

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ESTABLISHED 1966

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AN ATTRACTIVE MODERN HOME ADJOINING MEADOWS, TUCKED AWAY ON THE VILLAGE EDGE

- Bury St Edmunds 7 miles
- Stowmarket Mainline Station 12 miles
- Cambridge 34 miles

Guide: £665,000

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • CONSERVATORY • UTILITY ROOM • 4 BEDROOMS • DRESSING ROOM • 2 BATHROOMS • DOUBLE GARAGE • **ALL IN 0.35-ACRE**

Tucked away in an enviable setting on the edge of this well-regarded village, 3 Windsor Oaks is an attractive modern house, built in 1997 of traditional construction with red-brick elevations under a pan-tiled roofline, whilst being one of three properties within this secluded, private cul-de-sac,.

The property has been well-maintained and improved over the last 20 years, during which the present owners have enjoyed the tranquil setting overlooking meadows from the garden, whilst being conveniently placed for Bury St Edmunds.

The property extends to around 2,000ft² with generous proportions and a large degree of natural light throughout, comprising reception hall and cloakroom, a triple aspect sitting room with open fireplace and a study/dining room.

The kitchen has been updated with a modern range of shaker-style base and eye level units, with integrated NEFF hob and oven with extractor over, stainless steel sink unit with drainer and dishwasher.

The breakfast area has French doors to the garden, and utility room which provides further storage, and glazed doors to the conservatory with tiled floors, fitted blinds and wall lights, whilst enjoying wonderful views over the gardens and meadows beyond.



On the first floor is a large double aspect L-shaped landing area, with the principal bedroom having its own landing area with wardrobe, modern en suite bathroom with separate shower cubicle and bath, painted paneling and WC with concealed cistern, as well as a good-sized dressing room/nursery.

There are three further bedrooms, two of which having built in double wardrobes, all served by the family bathroom, with panelled bath with shower attachment, wash hand basin, WC and tiled walls.

Outside

Windsor Oaks is approached from the village lane onto a long gravelled driveway, leading to extensive parking and detached double garage with newly installed electric doors.

The grounds of the property are of particular note, with the front garden being laid to lawn with established trees and well-stocked flower beds. There is a dividing red-brick wall with wrought-iron gates giving access to a well-maintained rear garden, with recently installed greenhouse and raised beds, terrace seating area and further well-stocked flower beds. There is a large expanse of lawned garden and wonderful oak trees, silver birch and beech. There is a further parcel of land to the north of the driveway, which forms part of 3 Windsor Oaks garden, with a variety of mature trees.

Services

Mains water, drainage and electricity. Gas-fired heating. 18 Solar-electricity panels installed.

Tenure: Freehold • Council Tax Band 'F'

Location

Rougham is a somewhat scattered and largely rural village, enjoying many country footpaths through acres of farmland. The village also has many good local amenities, with a shop/Post Office, a primary school neighbouring the church, as well as a public house. To the far north side, are Ravenwood Hall Country Hotel and Blackthorpe Barn. The village is very convenient for the A14 dual carriageway, about 2 miles east of Bury St. Edmunds. The larger regional centres of Ipswich and Cambridge can both be reached within about half an hour and London via the A14/All/M11 takes approximately one-and-a-half hours. The British Rail Station at Stowmarket can easily be reached within about 15 minutes and there are regular services to Liverpool Street (approximately 80 minutes).

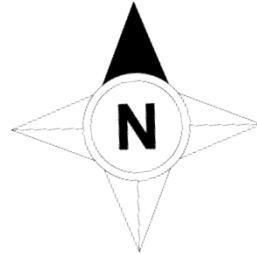


Approximate Gross Internal Area = 193 m² / 2077 ft²

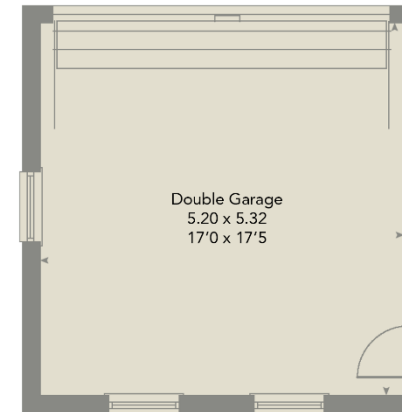
Garage = 28 m² / 301 ft²

Total = 221 m² / 2378 ft²

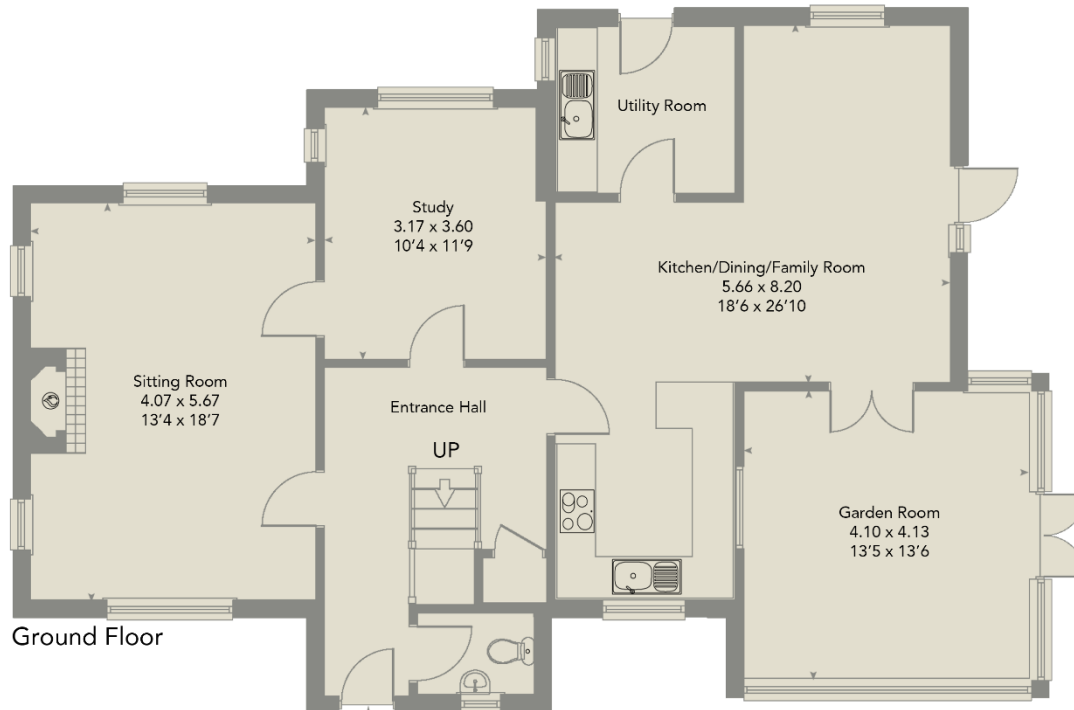
For identification purposes only - Not to scale



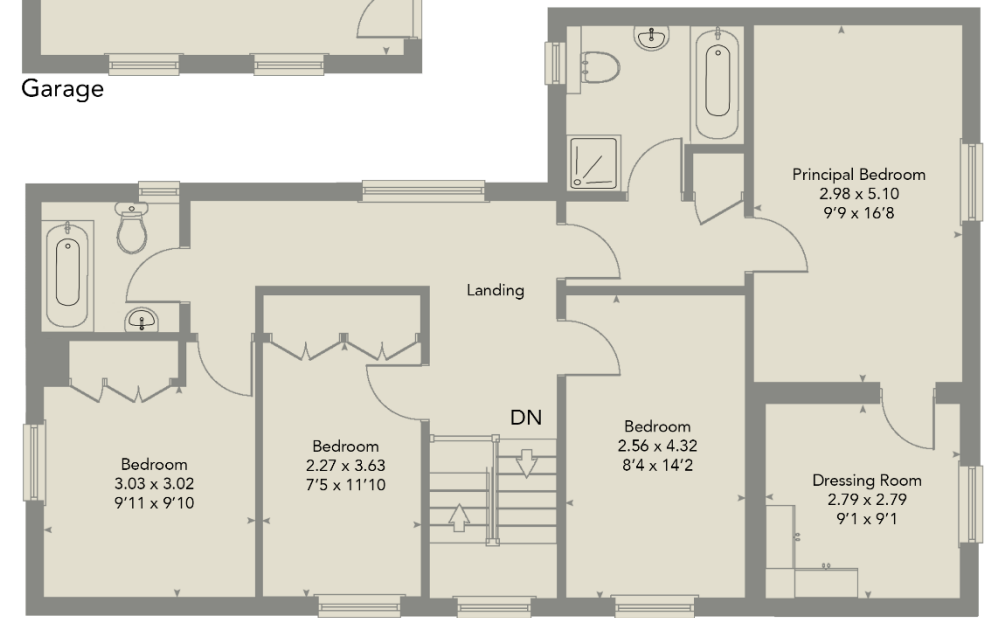
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage

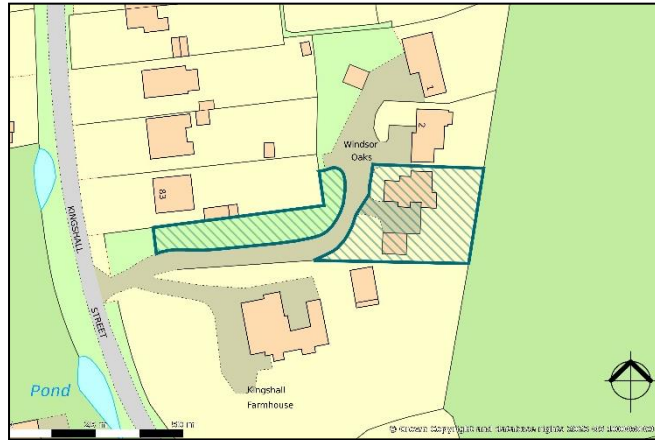


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023





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