



**AN ATTRACTIVE PERIOD COTTAGE SITUATED ON THE VILLAGE GREEN**

Hazlewood House, The Green, Tostock, Bury St Edmunds, Suffolk IP30 9NY

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ESTABLISHED 1966



# Hazlewood House

## The Green

### Tostock

#### Bury St Edmunds

#### Suffolk IP30 9NY

- Bury St Edmunds 8 miles
- Stowmarket Mainline Station 8 miles
- Cambridge 35 miles

RECEPTION HALL • SITTING ROOM • GARDEN ROOM • STUDY • KITCHEN • DINING ROOM • GROUND FLOOR BEDROOM AND BATHROOM • 3 FIRST-FLOOR BEDROOMS • EN SUITE SHOWER ROOM • GARDEN STUDIO

Situated on the green of this the well-regarded village, Hazlewood House is an attractive cottage, believed to date back to the 15<sup>th</sup>-century with later additions, built of traditional timber-frame construction under a peg-tiled roofline. The property has many notable original features complemented with modern nuances and stylish presentation with a good degree of natural light and circular flow.

The property has accommodation extending to around 2,400ft<sup>2</sup>, arranged over two floors, comprising entrance porch and reception hall, the kitchen has been fitted with a matching range of shaker style base units with free-standing range cooker, twin Belfast sink with views over the garden, opening through to the dining room with painted timbers and French doors to the garden.

The sitting room and garden room work well together, with exposed timbers and studwork, inglenook fireplace with modern wood-burning stove, and semi-vaulted ceiling in the garden room and views over the garden.

The study enjoys a double aspect over towards the village green, with exposed timbers, pamment floors and staircase to the first floor. There is a side hall/utility area leading to a ground-floor bedroom with neighbouring bathroom, which has been updated with freestanding bath with shower and screen, wash basin, low level WC and period-style towel rail.

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**Guide: £650,000**





On the first floor is a landing area with exposed timbers, with the principal bedroom having large en suite shower room with large walk-in shower, eaves storage and doorway leading to a further large attic room, perfect for further storage. There are two further bedrooms, one double and one single.

### Outside

Hazlewood House is approached from the village lane, via 5-bar gates onto a large gravelled driveway with turning space. The front gardens are set behind a low-brick wall with lawned garden, brick-paved path and a variety of trees.

The rear garden enjoys a southerly orientation, with an expanse of lawn with retaining brick walls and flower beds, a large feature terrace with steps up to a further lawned area, interspersed with a variety of trees and shrubs.

### Services

Mains water, drainage and electricity. Oil-fired heating.

### Location

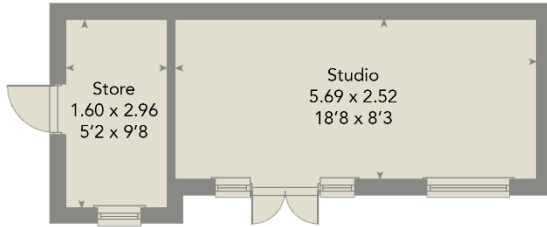
The property occupies an idyllic setting on a picturesque and peaceful village green, within walking distance of the local public house.

The village of Tostock has frequently been voted Suffolk's Best-Kept Village and is situated approximately seven miles from the historic market town of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway, linking the East Coast Ports, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket has a mainline rail link to London's Liverpool Street station.

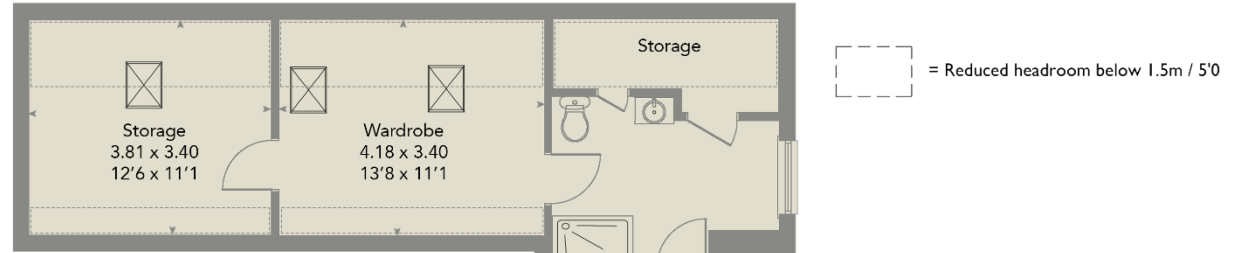
*Tenure: Freehold • West Suffolk Council Tax Band 'F' • EPC 'F'*



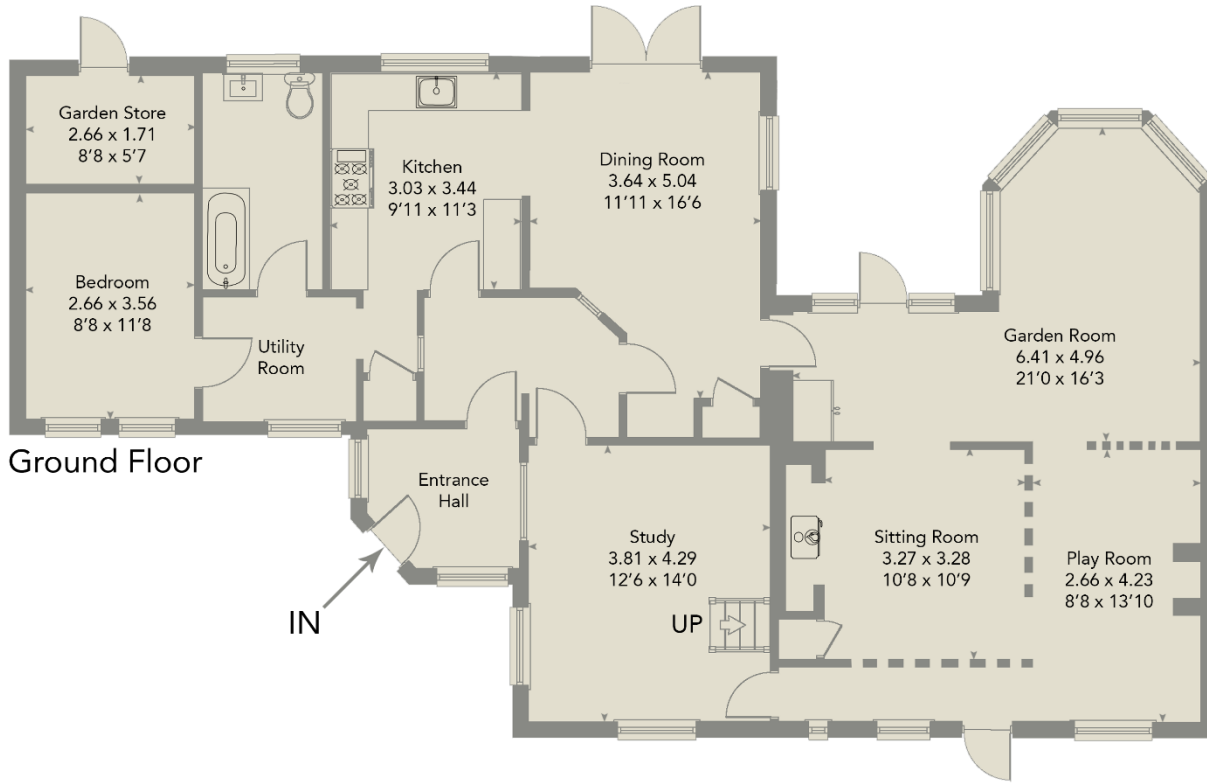
Approximate Gross Internal Area = 225 m<sup>2</sup> / 2422 ft<sup>2</sup>  
 Outbuilding = 19 m<sup>2</sup> / 204 ft<sup>2</sup>  
 Total = 244 m<sup>2</sup> / 2626 ft<sup>2</sup>  
 For identification purposes only - Not to scale



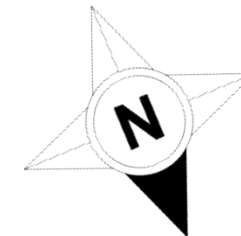
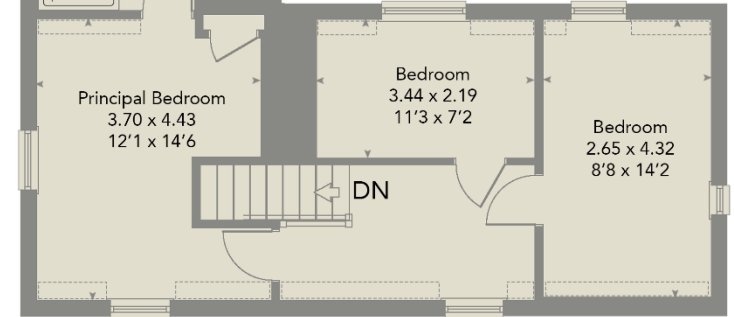
Outbuilding



First Floor

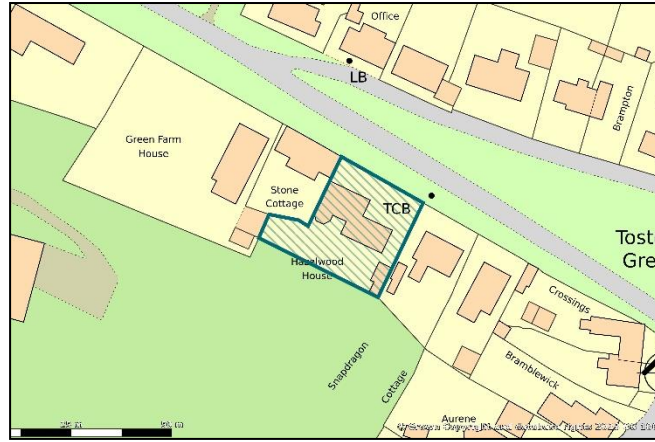


Ground Floor



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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