



The Hill, Ousden

Sheridans



The Hill, Ousden CB8 8TW

Guide Price £385,000

A stunning picture postcard grade II listed cottage complemented by breathtaking landscaped gardens in one of the areas most sought after villages.

This wonderful grade II listed 18th century brick and flint cottage provides beautifully arranged and much improved accommodation, retaining a wealth of original features including exposed timbers, studwork and a fine Inglenook fireplace. The cottage enjoys a beautiful setting, standing within exquisite landscaped gardens, in the heart of this much sought after and pretty village. The agents would thoroughly recommend an internal inspection in order to fully appreciate the overall personality and quality of this wonderful home on offer.

The charming accommodation currently in brief comprises; Entrance door opening to entrance hall with window to side, oak cottage door opening to; dining room, with exposed beams, under stairs cupboard and window to front. Opening to; sitting room, a charming reception with a huge Inglenook fireplace, window to front, stairs off to first floor.

Door to; kitchen, fitted with a traditional range of units with space for appliances, french doors to garden room and to; study a cosy reception with french doors to; garden room; a lovely light and airy room, enjoying fabulous views across the rear gardens. Utility Area and french doors to rear gardens. The bathroom has been refitted with a traditional suite in keeping with the character of the cottage, including a free standing roll top bath, separate shower enclosure, sink, WC and heated towel rail.

On the first floor is a landing with airing cupboard and cloakroom with close coupled WC. The two bedrooms are of a generous size and retain original floorboards, exposed timbers and have windows to front and rear providing stunning views of the gardens.

Outside

The gardens are simply a stunning feature of this beautiful home with a fabulous attention to detail. The gardens are stocked with a myriad of flowering plants, trees and shrubs including pleached fruit and beech trees. To the front, are lawned gardens, stream, pond and area for wild flowers. Brick pathway meandering through the front gardens bordered by a stunning selection of flowers. Wonderful oak fencing forms one boundary.

To the rear is a further area of garden with vegetable gardens and shed. There is a cartlodge garage, parking area and further detached garage. The stunning gardens are a real credit to the owner and must be viewed in order to be fully appreciated.

Location

The cottage enjoys a fantastic tucked away setting in the heart of this extremely pretty village. Ousden, lies approximately 7 miles from the historic racing town of Newmarket and 9 miles from Bury St Edmunds. The village boasts attractive country views, a public house/restaurant, village hall hosting community events, playing fields, livery stables and church.

- Entrance hall
- Sitting room with huge Inglenook fireplace
- Dining room
- Kitchen
- Study
- Garden room with utility area
- Two generous bedrooms
- Spacious bathroom
- Cartlodge garaging, further garage and parking
- Stunning gardens

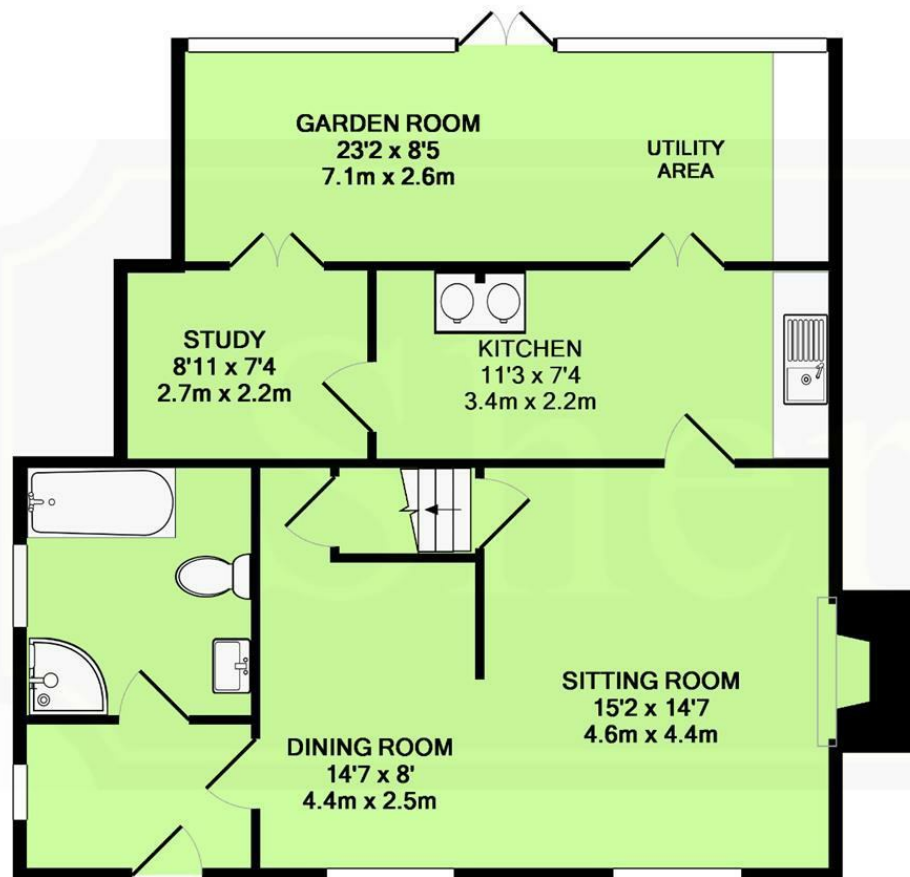
Directions

When entering Ousden from the direction of Hargrave and Bury St Edmunds, proceed along Front Street, where the entrance to the cottage will be found on the right hand side almost opposite a large thatched house on the left.

Services

Mains electricity, water and drainage. Modern electric heating. Council Tax Band D.

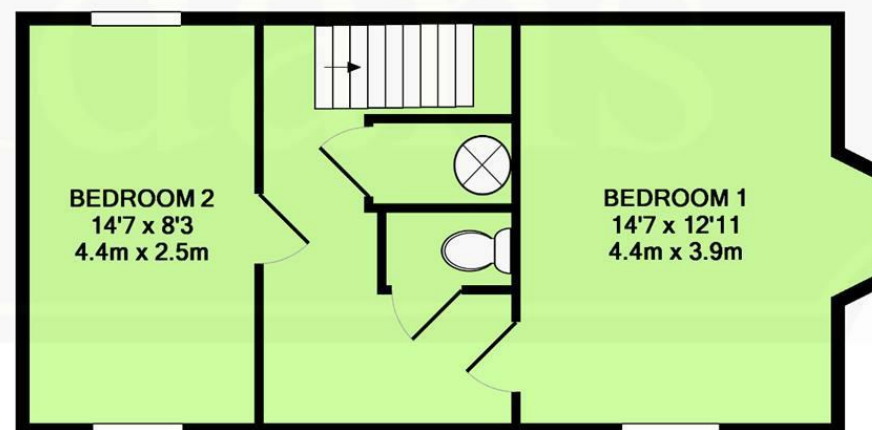




TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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