



1 Hall Cottage
Ousden, Suffolk

**DAVID
BURR**



1 Hall Cottage, Front Street, Ousden, Suffolk, CB8 8TN

Ousden is a pretty village and civil parish which is situated approximately 7 miles from the historic racing town of Newmarket, 9 miles from Bury St Edmunds and 20 miles from the university city of Cambridge. There is easy access to A14, A11 and M11 and via these to national road network. Local branch lines connect into Cambridge & Ipswich. Cambridge, Audley End & Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. The village boasts unparalleled countryside views with extensive walks, has a local pub, church, village hall and recreational fields with active cricket ground. Much of the surrounding farmland makes up the old Ousden Estate.

A deceptively spacious three-bedroom cottage with a large plot and breath-taking views toward the village's Church and across open countryside. The property is set within a third of an acre (0.33) and enjoys an elevated position that offer far reaching views. Each room within the property is generously sized, however the potential to extend is in abundance with space to the rear and the side of the property. Externally boasting mature gardens with a large driveway, several outbuildings and mature shrubs and trees throughout.

A charming cottage in Ousden with a large plot and stunning countryside views.

ENTRANCE HALL Entering in from the front aspect with two small windows to front.

SITTING ROOM Window to front aspect, under stairs cupboard and an electric fireplace.

KITCHEN/DINING ROOM Fitted kitchen with a 'Rayburn' cooker with ample dining space with a window to front aspect offering truly stunning views.

CONSERVATORY A delight to sit in with unobstructed views to the front and side of the property.

REAR HALL With a door leading to the rear garden.

CLOAKROOM With a wash hand basin, WC and window to side aspect.

UTILITY Window to side aspect, storage and plumbing.

First Floor

LANDING Window to rear aspect and an airing cupboard.

BEDROOM 1 Fitted wardrobes and a large window to front aspect enjoying the views.

BEDROOM 2 A double aspect room with stunning views from each window.

BEDROOM 3 Fitted wardrobes with windows to side and rear aspects.

BATHROOM Extensively tiled with a bath, heated towel rail, WC and window to rear aspect.

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Outside

The property is approached via the substantial driveway which provides parking for several vehicles and access toward the property boasting an elevated position. The front garden is predominately lawned with a number of established shrubs and plants decorating the road-front. The rear garden enjoys a number of outbuildings, as well as paved terrace areas, all of which is decorated with mature nature including trees, lawn, shrubs and plants. From each inch of the garden, you benefit from stunning views in any which direction, most impressively to the front looking across to the Church and undulant countryside.

SERVICES Oil fired central heating. Main water, electricity and drainage. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

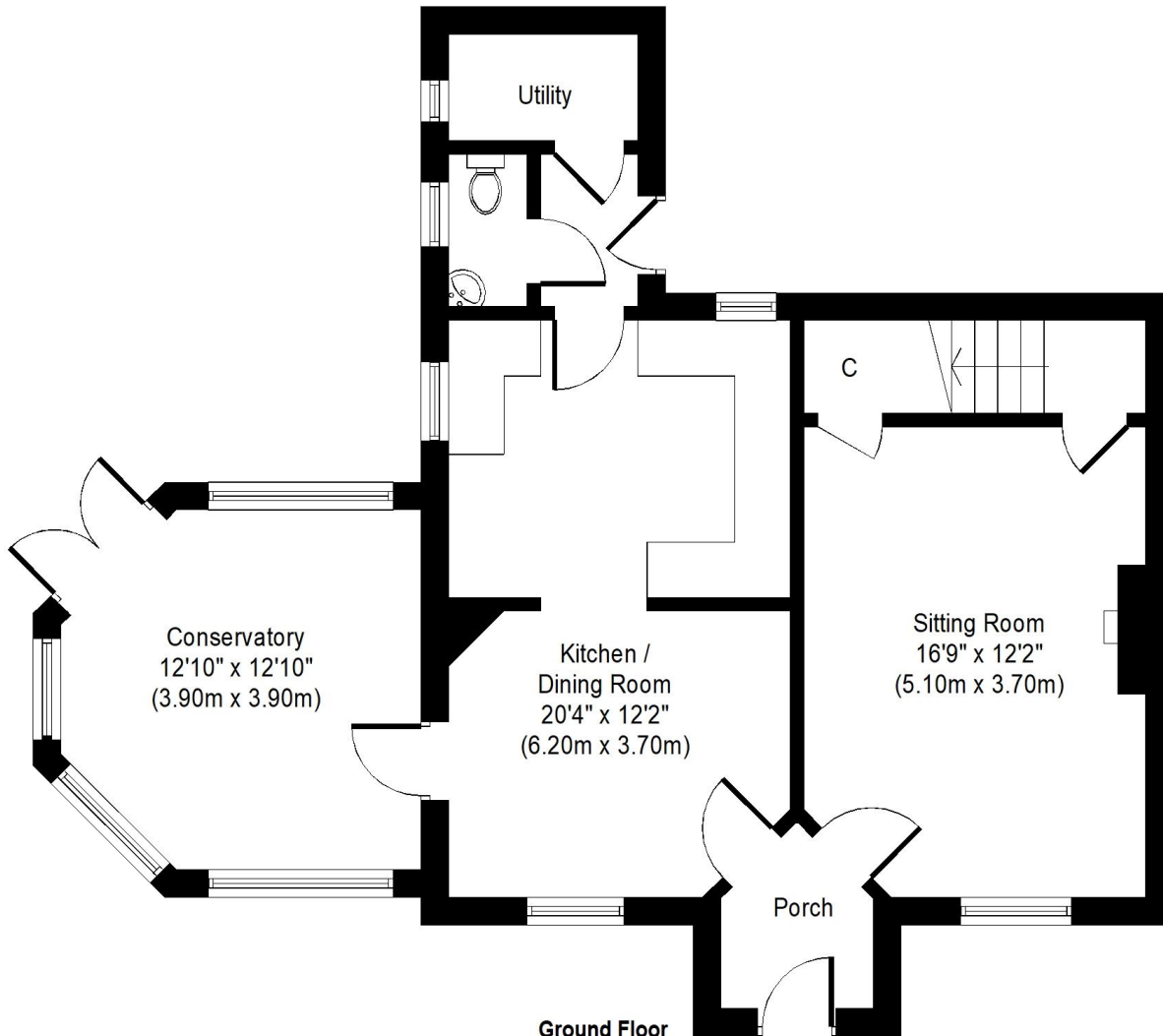
EPC F.

WHAT3WORDS slip.taps.situation

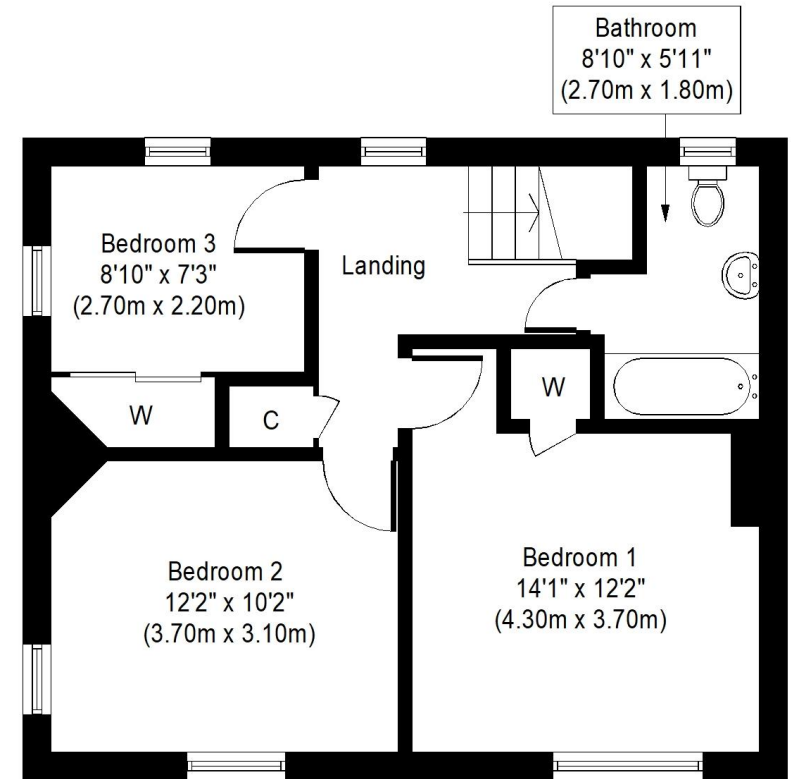
VIEWING by prior appointment only through David Burr Estate Agents.

AGENTS NOTES Planning permission has been granted for a single storey extension to the side of the property and a two storey extension to the rear. The planning reference is DC/22/0131/HH.





Ground Floor
Approximate Floor Area
757 Sq. ft.
(70.3 Sq. m.)



First Floor
Approximate Floor Area
508 Sq. ft.
(47.2 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

