



**Plum Tree Cottage,  
Denham, Suffolk.**

**DAVID  
BURR**

# PLUM TREE COTTAGE, DENHAM, BURY ST. EDMUNDS, SUFFOLK. IP29 5EQ

Denham is close to the Suffolk/Cambridge border between Newmarket and the historic market town of Bury St Edmunds. There is good access to the A14, A11(M11) and the railway stations at both Newmarket and Bury St Edmunds offer links to mainline services to London's Liverpool Street and Kings Cross. The neighbouring village of Barrow provides an excellent range of facilities and amenities including two convenience stores, a post office, public house and Barrow CEVC Primary School - rated 'outstanding' by Ofsted.

Village

This exceptionally well-presented cottage occupies a lovely rural position and enjoys stunning far reaching field views. The versatile accommodation has been finished with considerable character (exposed beams, fireplace, high ceilings etc) and is further complimented by ample off-road parking and a generous garden. **NO ONWARD CHAIN.**

## **An exceptionally well-presented cottage with stunning far-reaching views in a rural setting.**

**DRAWING ROOM: 20'5" x 12'8"** (6.22m x 3.86m). A lovely light room with far reaching field views, oak wood flooring and bi-folding doors that open to create a 9ft opening on to terracing and the garden beyond.

**SITTING ROOM: 13' x 11'6"** (3.96m x 3.5m). A charming room with stunning far reaching field views. Oak floor, exposed ceiling beams and splendid floor to ceiling red brick chimney with inset log burning stove.

**Inner Hall:** Useful recess, staircase off and doors to:-

**KITCHEN/DINING/LIVING ROOM: 23'4" x 12'5"** (7.11m x 3.78m). With a 10'6" high ceiling, exposed oak beams, light oak wood flooring and bi-folding glass doors which open to create a 9ft wide opening onto terracing and the garden beyond. There are an extensive range of light oak fronted units with granite worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. There is space/point for a gas fired range with fitted extractor hood over. Large pull-out pantry cupboard, space/point for American style fridge/freezer. Heated towel rail. Plumbing for washing machine and dishwasher.

**SHOWER ROOM:** Finished with attractive tiling, a particularly large shower cubicle, WC and wash hand basin with storage below.

### **First floor**

**LANDING:** Exposed ceiling beams and doors to:-

**BEDROOM 1: 12'10" to rear of wardrobes x 9'** (3.91m x 2.74m). Enjoying far reaching field views. Built-in 'His and Hers' wardrobes with storage below. Sliding door to:-

**ENSUITE:** Large wet room area with attractive tiling complimented by a heated towel rail, WC and wash hand basin with storage below.

**BEDROOM 2: 11'7" x 9'1"** (3.53m x 2.77m). Enjoying far reaching field views. Built-in wardrobes/drawers.

**BEDROOM 3: 12'10" x 7'10"** (3.91m x 2.39m). Exposed beam and far-reaching field views.

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**BATHROOM:** Attractively tiled and finished with a spa bath including contemporary fittings. Heated towel rail, WC and wash hand basin with storage below. Exposed beam.

## Outside

A five-bar double gate opens to a large sweeping gravel drive that provides **EXTENSIVE PARKING** for several vehicles and in turn leads to an area that would be well placed for **DOUBLE CART LODGE** (subject to the necessary planning consents).

The garden enjoys total privacy and a south-west facing aspect to take advantage of the afternoon/evening sun with a large terrace and open expanse of lawn all abutting open countryside to provide far reaching field views.

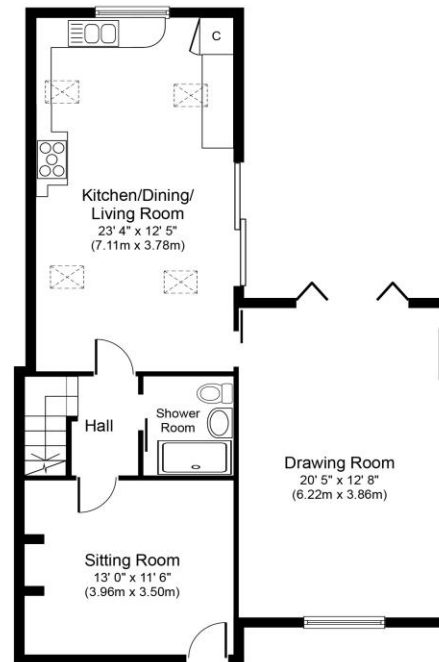
**SERVICES:** Main water and electricity are connected. Private drainage. LPG heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233.  
Council Tax Band: B - £1182 – 2023.

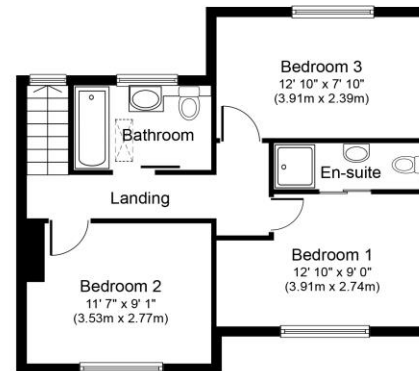
**EPC RATING:** D – report available upon request.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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 made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



**Ground Floor**  
Approximate Floor Area  
799 sq. ft.  
(74.3 sq. m.)



**First Floor**  
Approximate Floor Area  
484 sq. ft.  
(45.1 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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