



**The Grove,
The Green, Depden, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



Depden is a quaint rural Suffolk community located about 7 miles from the heart of the thriving market town of Bury St. Edmunds. The majority of the properties populating the village are located around the perimeter of one of the largest greens in the country, sitting in 44 acres the village green offers spectacular views and privacy with the added benefit of a local community and 12th century parish Church of St. Mary the Virgin, being one of the six Church of England parishes in the Suffolk Heights benefice.

This is a rare opportunity to acquire a range of substantial outbuildings, annexe accommodation and garaging etc in a wonderful rural position complimenting a well-proportioned 3-bedroom bungalow. The outbuildings would serve a range of different purposes and further benefits include extensive **off-road parking, paddock** and field views. **In all about 1.33 acres.**

A detached bungalow on the village green with substantial outbuildings, annexe, paddock and field views, in all about 1.33 acres.

ENTRANCE HALL: 14' x 7'4" (4.26m x 2.23m). A spacious inviting area with two useful shelved storage cupboards and doors to:-

SITTING ROOM: 16'6" x 12' (5.02m x 3.65m). A light room with a feature fireplace.

DINING ROOM: 16'1" x 9'10" (4.9m x 2.99m). A charming room with a useful storage cupboard and a feeling of space created by the opening to:-

KITCHEN: 9'10" x 8'7" (2.99m x 2.61m). Overlooking the rear garden and finished with an extensive range of light oak front units and worktops incorporating a single drainer sink unit with mixer tap over. Space and point for electric oven, plumbing for dishwasher and opening to:-

Rear Vestibule

Stable door to yard and door to:-

UTILITY ROOM: 9'10" into recess x 7'4" (2.99m x 2.23m). A useful room with space for full height fridge/freezer and tumble dryer. Plumbing for washing machine.

Inner Hall

Access to loft storage space and doors to:-

BEDROOM 1: 15'4" x 10'2" (4.67m x 3.09m). A light room with views over the garden and paddock.

BEDROOM 2: 11'5" x 8'8" (3.47m x 2.64m). With views over the paddock and fields beyond.

BEDROOM 3: 11'5" x 7' (3.47m x 2.13m). Overlooking the garden and paddock beyond.

BATHROOM: Bath with contemporary fittings and shower attachment over. Separate large fully tiled shower cubicle complete with body jets. Heated towel rail, WC and wash hand basin.

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ANNEXE

A charming conversion of a former Victorian stable block with attractive brickwork under a tiled roof and including:-

KITCHEN/DINING ROOM: 15'8" x 8'10" (4.77m x 2.69m). With views over the village green and finished with an extensive range of attractive matching modern units and worktop with single drainer sink unit, drainer and mixer tap over. Integrated electric oven with four ring hob and extractor fan over. Plumbing for washing machine.

BED/SITTING ROOM: 15'7" x 13'10" (4.74m x 4.21m). Enjoying lovely views over the green and finished with a 13ft high ceiling.

BEDROOM 2: 11'8" x 8' (3.55m x 2.43m). Enjoying views over the village green.

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

Outside

A 5-bar gate opens to a long drive which leads to the rear of the property and in turn leads to a range of outbuildings which include:

OFFICE: 9'5" x 9'2" (2.87m x 2.79m). A light versatile space with telephone and power points.

DOUBLE GARAGE/WORKSHOP: 29'2" x 17'10" (8.89m x 5.43m). With 2 sets of double doors, a personnel door and light and power connected.

BARN 1: 53'8" x 40' (16.35m x 12.19m). With a 22ft high part insulated asbestos sheet roof. Heating system. Internal room of brick

construction measuring about 21'2" x 10'2". Sliding doors on both the front and rear, the latter being 14ft wide and opening to an inner yard and:-

BARN 2: 54'5" x 32'1" (16.58m x 9.77m). Currently utilised for cattle, previously used for horses with 2 loose boxes. Opening to:-

BARN 3: 73' x 19' (22.25m x 5.79m). Divided into 2 distinct areas with water connected and a gate opening to the paddock.

The barns have their own electric supply which also serves the annexe. Light and water readily available.

The grounds are one of the property's most attractive features, abutting the village green on one side and countryside to the rear. Large open expanses of lawn incorporate a large **GREENHOUSE**. The remainder grounds are post and rail **PADDOCK**.

In all about 1.33 acres.

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

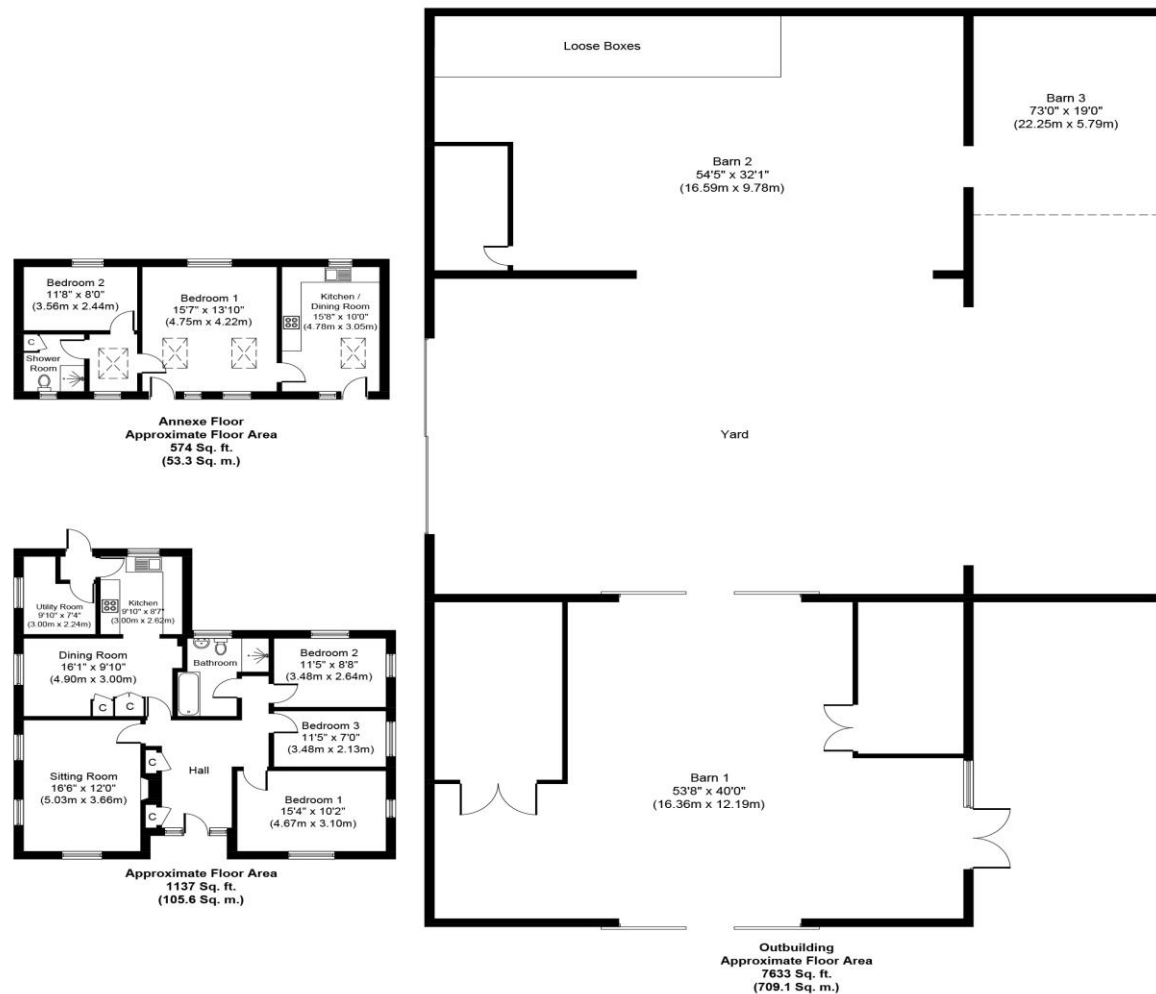
LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233.

EPC RATING: E – report available upon request.

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

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