



Dairy Farm
Ousden, Suffolk

**DAVID
BURR**



Dairy Farm, 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.

Dairy Farm is an abundantly charming and particularly large four-bedroom detached house boasting a truly idyllic position with views across undulating countryside in Ousden. The characterful accommodation that measures in excess of 2,200 sq.ft boasts an entrance hall, kitchen/breakfast room, five reception rooms, four bedrooms and two bathrooms. Externally offering ample gated driveway parking, charming established gardens, with the rear garden facing south-west.

A truly special four-bedroom period home in Ousden offering over 2,200 sq.ft of accommodation and stunning countryside views.

ENTRANCE HALL An inviting space with exposed original floor tiles and open to the:

SNUG A small area, again with exposed original floor tiles and a window to side aspect.

KITCHEN / BREAKFAST ROOM A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset butler sink and drainer. Integrated dishwasher with further space for a freestanding cooker and fridge-freezer. Ample dining space and windows to side aspect.

SITTING ROOM A spacious room with exposed floorboards, an open fireplace, window to side aspect and doors leading to the:

CONSERVATORY Which is particularly large and versatile overlooking the charming rear garden.

DINING ROOM With an open fireplace.

SHOWER ROOM / UTILITY ROOM Fitted with a shower cubicle, wash hand basin and WC. Window to rear aspect and plumbing for appliances.

First Floor

LANDING Windows to side and rear aspects and loft access.

MASTER BEDROOM Fitted wardrobes and windows to front and side aspects boasting stunning countryside views.

BEDROOM 2 Windows to rear and side aspects with fitted wardrobes.

BEDROOM 3 Fitted wardrobe and window to rear aspect.

BEDROOM 4 Windows to front and side aspects.

BATHROOM Fitted with a bath with a shower over, wash hand basin, WC, bidet, heated towel rail and window to side aspect.

Dairy Farm, Ousden, Suffolk, CB8 8TN

Outside

The property is approached through the timber 5-bar gate that opens to the sizeable gravelled driveway that offers parking for several vehicles. The remaining front/side aspect offers a paved pathway leading to the front door, as well as established beds planted with established shrubs, hedging and plants. The rear garden is predominately lawned with a paved terrace and a wonderful selection of mature trees, shrubs and plants throughout.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E.

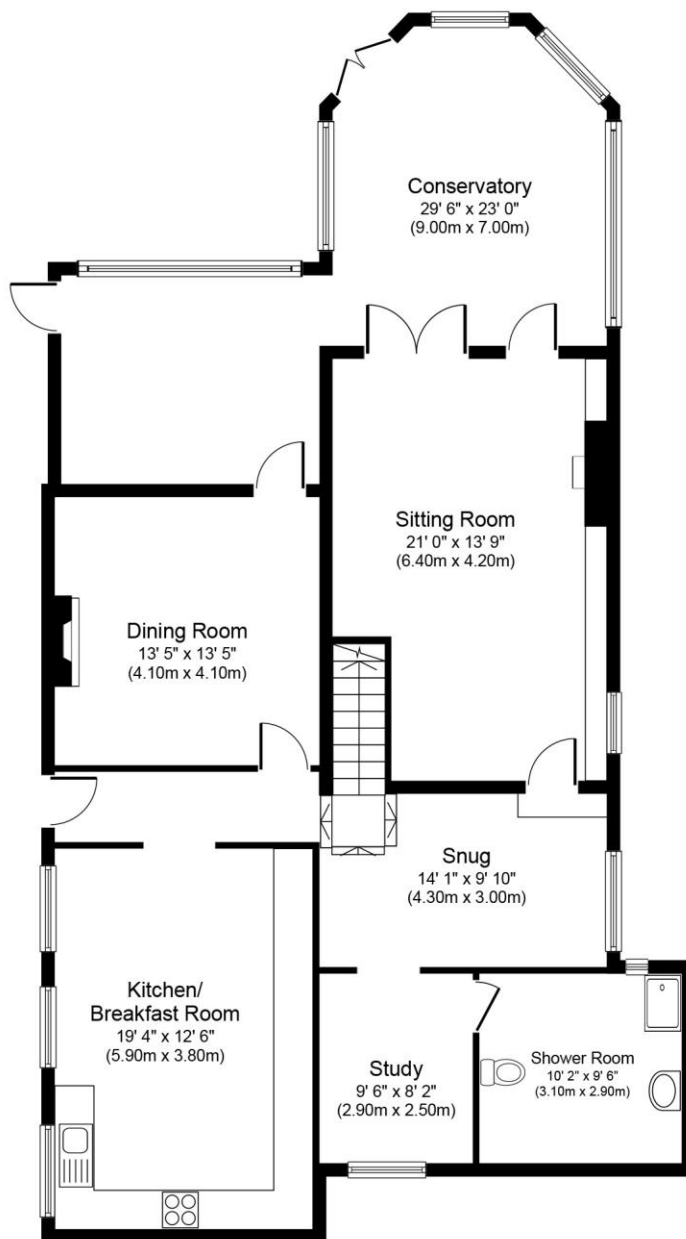
TENURE Freehold.

EPC E.

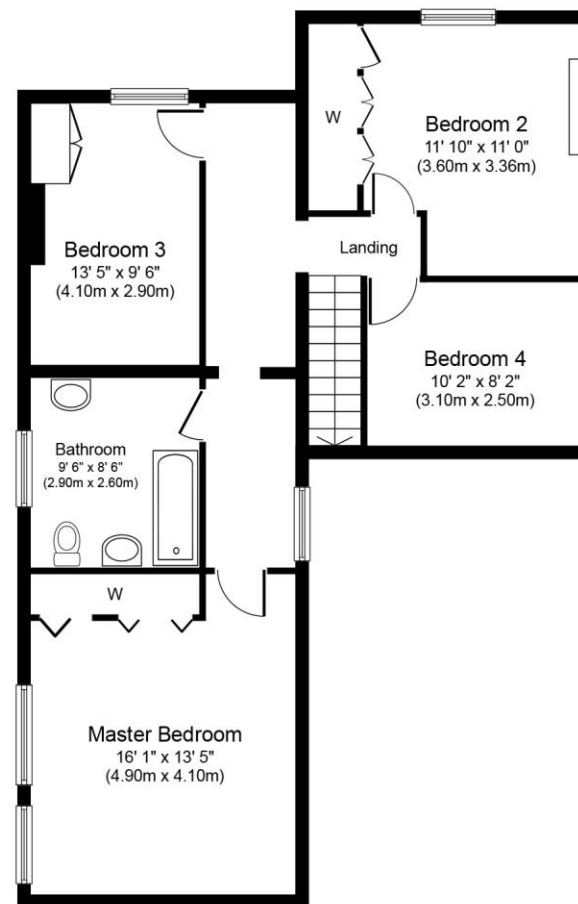
WHAT3WORDS inventors.context.attends

VIEWING by prior appointment only through David Burr Estate Agents.





Ground Floor
Approximate Floor Area
1,465 sq. ft.
(136.1 sq. m.)



First Floor
Approximate Floor Area
831 sq. ft.
(77.2 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. 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.

