



Lilac Cottage
Ousden

**DAVID
BURR**



Lilac Cottage Dunstall Green Road, Ousden, Suffolk, CB8 8TY

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.

This charming semi-detached cottage is situated in a quiet, rural location enjoying far reaching views over open countryside. The property has been tastefully updated and extended in recent years including a bespoke Baker and Baker handmade kitchen and stylish bathroom whilst also benefitting from off road parking and mature gardens backing onto paddocks.

A tastefully presented semi-detached cottage with off road parking and far-reaching views over open countryside.

Ground Floor

ENTRANCE LOBBY With glazed door through to:

HALLWAY With stairs rising to the first floor with cupboard under and quarry tiled floor.

SITTING ROOM A charming, double aspect room featuring exposed beams and an attractive brick fireplace with wood burning stove and views to the front and rear.

KITCHEN/BREAKFAST ROOM Tastefully fitted with a bespoke range of hand made units by Baker & Baker under granite worktops with a sink inset. Single Aga oven, integrated dishwasher and space for a fridge/freezer, plumbing for a washing machine and tall pantry cupboard. Quarry tiled flooring leads through the **Breakfast Room** with triple aspect outlook, vaulted ceiling and French doors opening to the rear.

REAR LOBBY With worktop, boiler serving radiators and door leading to the rear.

CLOAKROOM WC and wash basin

First Floor

LANDING With loft access, leads to:

BEDROOM 1 A spacious room with wooden floor boards, cupboard and far reaching views to the front.

BEDROOM 2 With triple fitted wardrobe and views over paddocks to the rear.

BEDROOM 3 With exposed floor boards and views to the rear.

BATHROOM Stylishly fitted with a white WC, wash basin and panelled bath with shower over. Heated towel rail.

Outside

The property sits along a quiet country lane just a few minutes walk to the village pub and playing field. A gravel driveway provides parking for 2-3 vehicles with gated access to the rear. To the rear of the property is a private paved dining area overlooking adjacent paddocks, ideal for entertaining. The gardens are predominantly to the side with lawned areas flanked by mature shrub beds and borders with a timber shed and chicken coup all enclosed by fencing and hedges.

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SERVICES: Mains drainage, electricity and oil-fired central heating.
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: C.

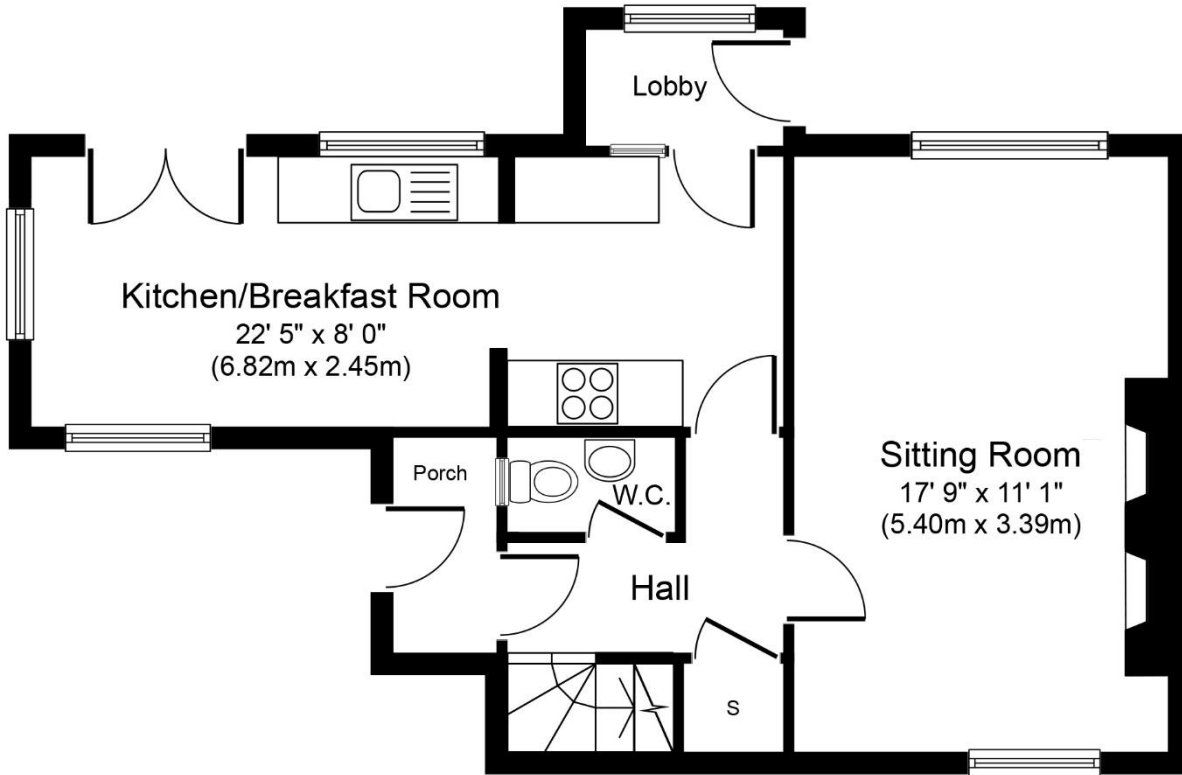
EPC: TBC.

TENURE: Freehold.

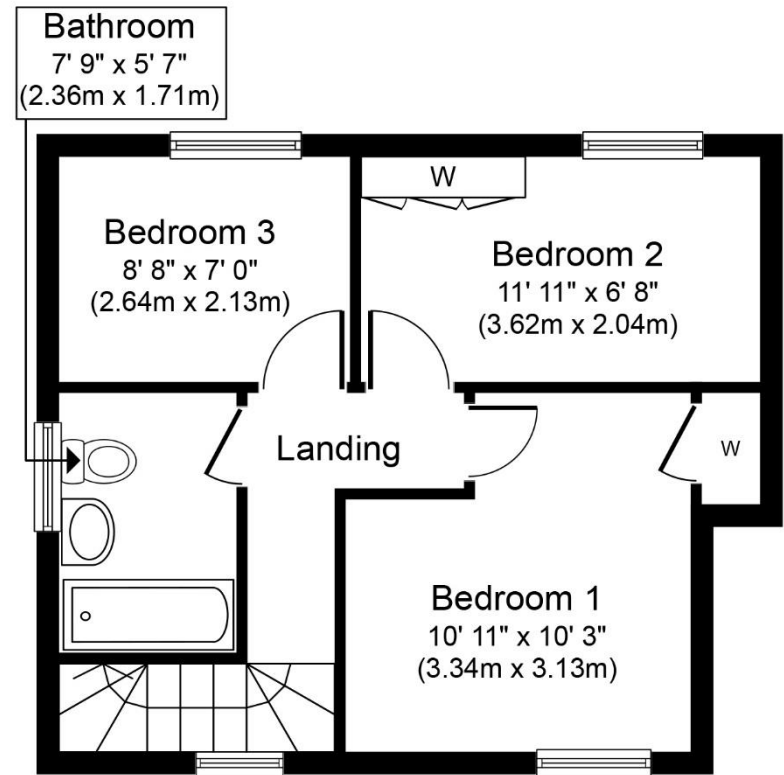
WHAT3WORDS: Cure, gobblers, dined.

VIEWING: Strictly by prior appointment through David Burr estate agents.





Ground Floor
Approximate Floor Area
507 sq. ft.
(47.1 sq. m.)



First Floor
Approximate Floor Area
354 sq. ft.
(32.9 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.

