



Surridge's Farmhouse
Withersfield, Suffolk

**DAVID
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Surridge's Farmhouse, Hanchett End, Withersfield, Haverhill, Suffolk CB9 7RP

Withersfield lies in attractive countryside on the Suffolk/Cambridgeshire border. The village surrounds a large green and benefits from a pub and a fine church, which dates back to 1480. Cambridge is approximately 17 miles to the west. There is also easy access to the A14 and M11 and via these roads to the national road network. There are mainline stations at Cambridge, Whittlesford and Audley End, which offer a commuter service to London.

A beautifully presented detached farmhouse situated on the edge of the popular Hanchett Village enjoying meticulous and stunning gardens, off-road parking for multiple vehicles and double garage with the potential to convert into Annexe accommodation (subject to the necessary planning consents).

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Entrance into:

HALLWAY With storage cupboard and stairs to the **Guest Accommodation** and door to:

INNER HALLWAY With staircase leading to the first floor with storage beneath and rooms off:

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and base units under worktop with 1.5 bowl stainless steel sink inset. Integrated appliances include dishwasher, Stoves cooker and water softener. Breakfast area with plenty of space for a dining table and chairs and door to the:

UTILITY ROOM With a further range of wall and base units under worktop, stainless steel sink inset and space and plumbing for a washing machine and fridge freezer and housing for boiler. Door to outside.

SITTING ROOM A charming reception room with log burning stove set upon a pamment tiled hearth, window and door to the rear gardens.

DINING ROOM Another charming reception room with outlook across the gardens and door to the:

GARDEN ROOM A light and lovely addition to the property with French doors opening to the terrace.

CLOAKROOM With WC and wash hand basin.

First Floor

LANDING With access to the roof space, airing cupboard, storage cupboard and rooms off:

BEDROOM 1 A spacious double bedroom with outlook across the delightful gardens.

BEDROOM 2 Another spacious double aspect double bedroom.

BEDROOM 3 A single bedroom with outlook across the garden, that could be utilised as a study.

BEDROOM 4 Another double bedroom with outlook to the side of the property.

BATHROOM Comprising panel bath with shower attachment, separate tiled shower cubicle, WC, pedestal sink unit, heated towel rail and part-tiled walls.

Situated off the initial hallway, a staircase leads up to the first floor. The **GUEST BEDROOM** and **BATHROOM** is situated over the **GARAGE**. This area could be utilised as annexe accommodation (subject to the necessary planning consents by converting the remaining garage space downstairs).

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GUEST BEDROOM/BATHROOM A spacious double aspect double bedroom with eaves storage cupboards, views across the garden and a bathroom with panel bath with shower attachment and separate tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls.

Outside

The property is approached by an extensive driveway providing parking and turning for multiple vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected. Steps lead up to the front door and a delightful rose arbour opens into the extensively paved side garden with plenty of space for a table and chairs enjoying the morning sunshine. The gardens wrap entirely around the property and feature segregated areas including a large area of traditional lawn interspersed with mature trees, flower beds, vegetable beds and an area for wildflowers. A mid-level hedge screens the somewhat hidden and delightful flower garden situated adjacent to extensively paved dining terrace which is located just to the rear of the **GARDEN ROOM** and offers a quite delightful setting for Al Fresco dining. The gardens further feature areas of topiary hedging surrounding an existing well, which the current owners utilise for the garden and enjoys a range of outbuildings including several garden sheds, workshop and greenhouse as well as a covered outside workshop area.

LOCAL AUTHORITY: West Suffolk Council. Western Way, Bury St. Edmunds, Suffolk IP33 3YU – 01284 763233.

COUNCIL TAX: Band F. £2,997.40 per annum for the period 2024/25.

TENURE: Freehold.

SERVICES: Septic Tank, main electricity and gas-fired heating.

EPC RATING: D.

CONSTRUCTION TYPE: Rendered brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: EE, Three, O2 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A restriction applies regarding the erection of buildings. Please ask us for more information.

FLOOD RISK: None.

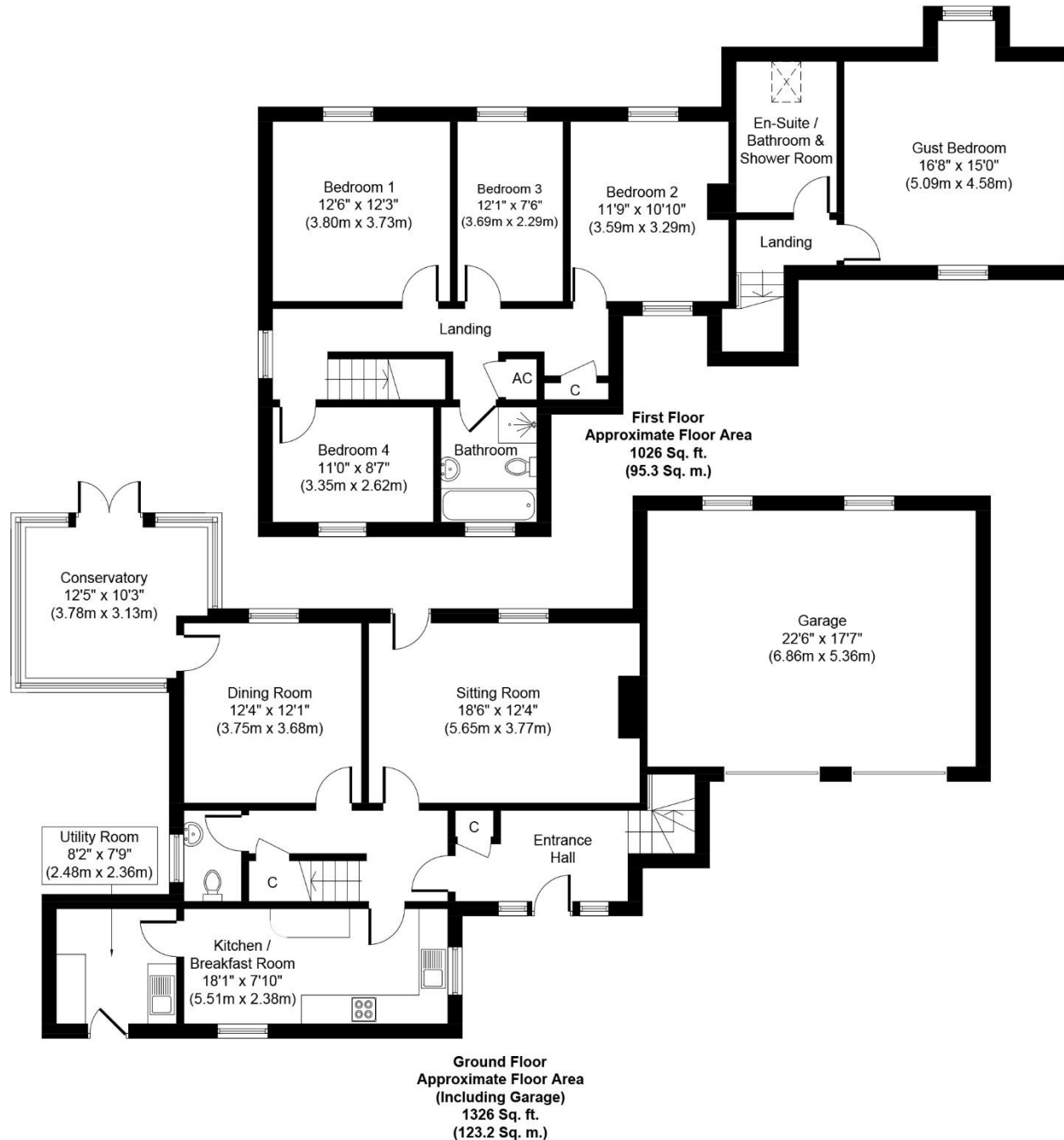
COALFIELD OR MINING AREA: N/A.

ACCESSABILITY ADAPTIONS: None.

WHAT3WORDS: glemsford, requiring, file.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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