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Mr Martin Johnson



**Hawthorn Cottage,
Ousden**

DAVID



Hawthorn Cottage, Dunstall Green, Ousden, CB8 8TZ

The attractive village of Ousden is set amidst rolling Suffolk countryside on the county's western edge, close to the borders with Cambridgeshire and near the renowned horseracing town of Newmarket. The village benefits from a strong sense of community and offers amenities including a parish church, village hall and a popular public house. Further facilities can be found in nearby Wickhambrook and Newmarket, which provide a wider range of shops, schools and other everyday services.

This detached, unlisted period cottage is situated in a quiet rural location, surrounded by open countryside. The property, which requires extensive modernisation, offers a spacious and flexible layout with potential for enlargement. It is set within large, mature gardens of approximately 0.38 acres, with off-road parking, a double garage, and an annexe above.

A detached period cottage in a peaceful rural setting with scope for improvement, set within 0.38 acres of mature gardens with a double garage and annexe.

Ground Floor

ENTRANCE Entrance into the property via the entrance porch, leading into the:

DINING ROOM Featuring a brick fireplace and quarry-tiled flooring.

KITCHEN / BREAKFAST ROOM Fitted with units under worktops, sink and drainer inset, and space for appliances. Enjoys a garden outlook and quarry-tiled flooring.

SITTING ROOM A charming room featuring a brick open fireplace with quarry-tiled floor, exposed beams, and stairs rising to the first floor.

LIBRARY Part of the more modern extension, enjoying a triple-aspect outlook.

CONSERVATORY With French doors opening to the garden.

INNER HALL With stairs rising to the first floor and exposed beams.

BEDROOM / OFFICE Converted from a former garage with doors to the front, and an **en suite** with WC, wash basin, and shower.

SHOWER ROOM WC, wash basin, tiled shower cubicle.

First Floor

BEDROOM 1 With cupboard and outlook to the front.

BEDROOM 2 With outlook to the side.

BEDROOM 3 Triple aspect, with views over surrounding countryside.

BEDROOM 4 With storage cupboard and outlook to the front.

Outside

The property is approached via a gravel driveway providing parking for several vehicles, in turn leading to the **DOUBLE GARAGE** and **ANNEXE**.

The double garage features light and power connected, with doors opening to the rear. Stairs lead up to a balcony and the annexe, which includes a kitchen area with space for a fridge/freezer, sink, and sitting/dining area with Juliet balcony, as well as a bedroom with its own Juliet balcony and an en suite comprising WC, wash basin, and tiled shower cubicle.

The gardens surround the property and are predominantly lawned, with a variety of mature trees and shrubs, and in all measure 0.38 of an acre.

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SERVICES Oil-fired central heating to radiators. Mains water. Private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F. (£3,212.20 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Timber frame and clay lump with traditional, modern extensions.

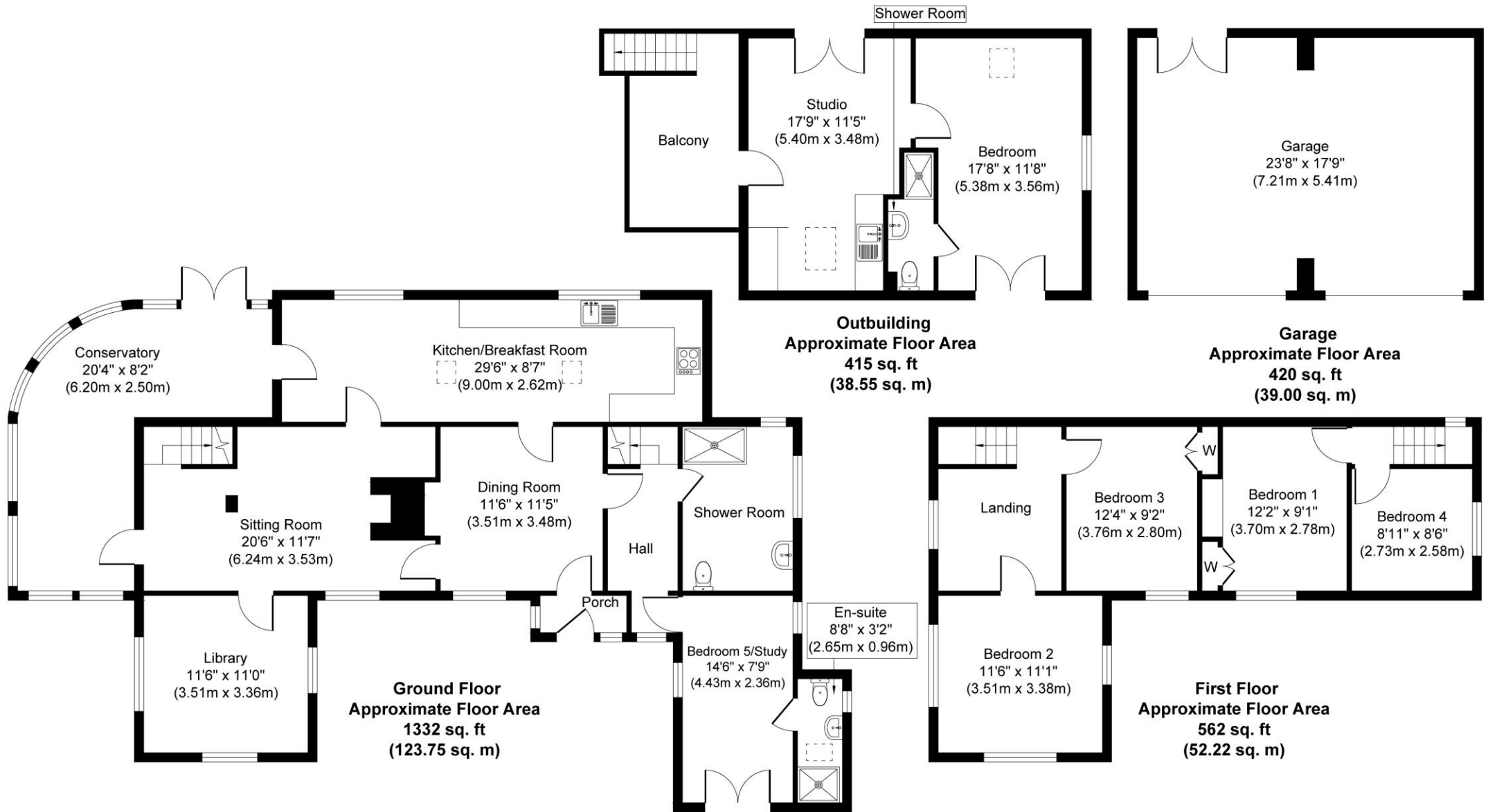
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 53 mbps download, up to 9 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS amicably.cattle.speaking

VIEWING Strictly by prior appointment only through DAVID BURR.

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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.

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