

# 17 Old Hall Meadow - Guide Price £625,000

Rattlesden Bury St. Edmunds IP30 0QZ

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## Features

- SPACIOUS AND WELL PRESENTED POTTEN STYLE CHALET PROPERTY
- FAR REACHING COUNTRYSIDE VIEWS TO THE REAR
- HALL, SITTING ROOM & DINING ROOM BOTH WITH INGLENOOKS
- STUDY/BEDROOM 5, STYLISH KITCHEN/BREAKFAST ROOM
- UTILITY, CLOAKROOM
- FOUR FIRST FLOOR BEDROOMS
- EN SUITE & FAMILY BATHROOMS BOTH WITH SEP SHOWER
- DOUBLE GARAGE & LOFT ROOM ABOVE
- MATURE AND PRIVATE GARDENS
- DRIVEWAY PARKING

## The Property

An individual beautifully presented 4/5 bedroom detached timber frame Potten style chalet property in a tucked away cul de sac with stunning far reaching countryside views to the rear. The popular village lies between Bury & Stowmarket and has amenities including two pubs, Community Shop and an active Village Hall/Pavilion. The property has OFCH to underfloor heating

The accommodation has many character features and comprises a welcoming Entrance Hall with storage, Cloakroom, Sitting Room, triple aspect room with large inglenook fireplace, door to garden and opening to Dining Room, a double aspect room with inglenook fireplace with doors to garden, stylish Kitchen/Breakfast Room overlooking the gardens and views with built in dishwasher, double oven and hob and water softener, Utility Room which has door to rear garden, sink and space and plumbing for washing machine and airing cupboard, Study/Bedroom 5.

Upstairs the property has a Galleried Landing, impressive beamed & vaulted Bedroom One with wardrobes, En Suite Bathroom with separate shower, 3 further Bedrooms and Family Bathroom with separate shower.

The property is set back from the road with a driveway to the Double Garage with a loft room above which would make an ideal Studio or Office.

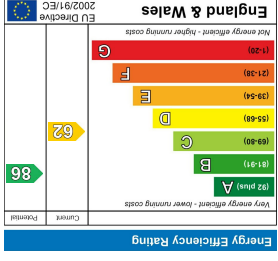
The gardens and open views are a great attribute to the property. There is a terrace which runs the width of the property and offers areas for setting and appreciating the location. The garden is tiered and has an area of lawn with mature beds and borders with pathways leading to a lower area of lawn. The gardens offer a great deal of privacy and have wonderful views looking out over the Suffolk Countryside.

We highly recommend arranging your viewing today to appreciate this wonderful location and the spacious accommodation. Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishin





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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