



Tudor House  
Bury Road  
Rickingham  
Suffolk  
IP22 1HA

Price £595,000





A superb village home set within a sought after north Suffolk village.

4 reception rooms, kitchen/breakfast room, wc/utility, 3/4 bedrooms, family bathroom and en-suite bath/shower/dressing room to master bedroom. Gardens and garage. Not Listed.

#### Location

Tudor House enjoys a quiet position located towards the edge of the ever popular and sought after village of Rickinghall. The joined villages of Rickinghall and Botesdale are host to a surprising range of local amenities including a primary school, health centre, local supermarket, post office, public houses, newsagent, Chinese restaurant and take-away food outlets. The historic town of Bury St Edmunds lies around 15 miles south west with access to the A14 connecting to Cambridge and the Midlands beyond. The market town of Diss (7 miles) has a train station providing regular intercity rail access to Norwich, Ipswich and London Liverpool Street. The town provides extensive local and national shopping and a wide range of social and leisure amenities. The undulating countryside and quiet lanes surrounding Botesdale and Rickinghall are ideal for walkers and cyclists.





## The Property

The substantial timber frame of Tudor House originated from Stowmarket and was moved to Rickinghall in the late 1950s where it was reconstructed by the owner for use as a family home using existing and new building materials. The high ceilings and the quality and beauty of the heavily carved ceiling beams and timbering is evident throughout, suggesting it was a house of some importance in its time. Other period features include a large inglenook fireplace to the sitting room, decorative brick chimney stacks, quarry and pamment floor tiles, leaded light windows and exposed strip flooring, all combining seamlessly with the more recent fixtures and fittings.

The kitchen/breakfast room is fitted with a pleasing range of Shaker style units with granite and oak work surfaces, Butler sink and electric cooking range. Integrated appliances include a dishwasher, microwave and fridge/freezer and there is space for a washing machine and tumble dryer in the wc/utility. Upstairs are three generous bedrooms, all with built-in wardrobes, the master suite having the benefit of an en-suite bath/shower/dressing room. Indeed, the house offers a flexible layout with a further room leading off one of the bedrooms, ideal for occasional guests, as a playroom or a den for teenagers. The study also offers flexibility as a ground floor bedroom and the utility room could be adapted to incorporate a shower.

## Outside

The property is approached through a wrought iron gated entrance from the road via a small area of shared driveway, opening into an

in-and-out shingle driveway for Tudor House. The front garden is well screened with a tall laurel hedge and the garden continues around the left side of the property to the rear garden which is well screened with mature trees and shrubs to the borders. A patio area enjoys a north westerly aspect, making it an ideal place for al fresco dining. All in all, set in around 0.25 acre (0.101 ha) STS.

## Services

Mains water, drainage and electricity are connected to the property. Oil fired boiler providing heating to radiators and domestic hot water. Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

## Directions

From Diss head west on the A143 to Bury St Edmunds. On leaving the village of Wortham continue on, taking the fourth turning on the right signposted Rickinghall into Rectory Hill. At the T-junction turn left and the property will be found a little further along, past the church, on the right hand side opposite white railings.

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

Ref: 16590/REY

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO2 emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		<b>65</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	<b>38</b>		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

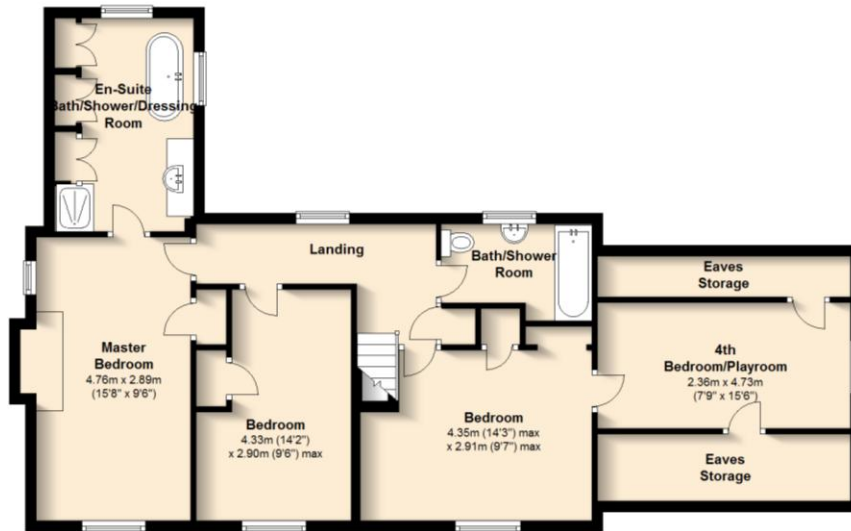
While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

### For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

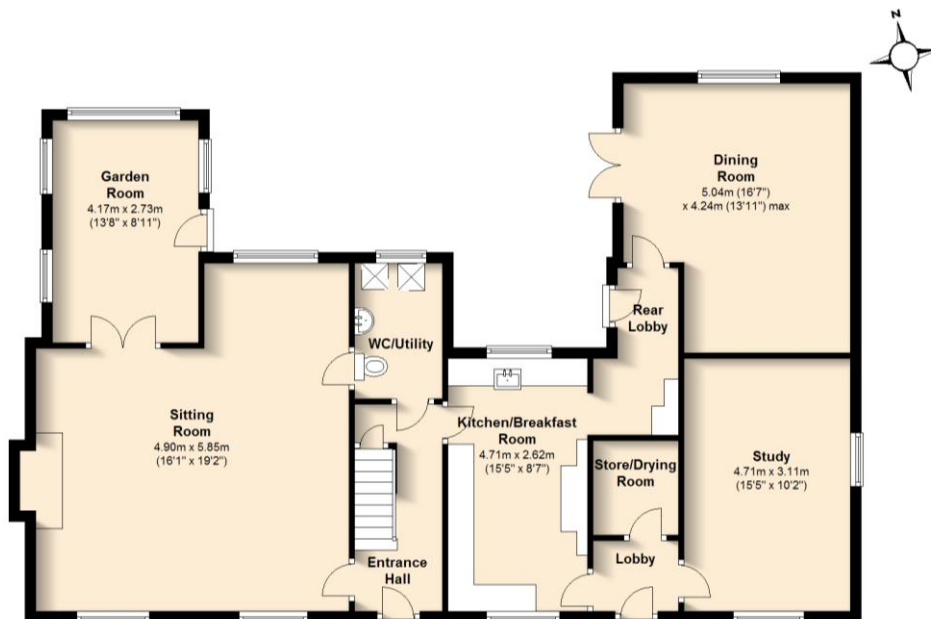
### First Floor

Approx. 84.2 sq. metres (906.0 sq. feet)



### Ground Floor

Approx. 114.1 sq. metres (1227.7 sq. feet)



Total area: approx. 198.2 sq. metres (2133.7 sq. feet)

Tudor House, Bury Road, Rickinghall, Diss