



The Bungalow

County Farm | West Row Fen | IP28 8RH

Seller Insight

This fantastic three-bedroom bungalow that is set in a rural location with picturesque views over farmland. The property has been well maintained and features beautifully kept gardens. A standout feature is the expansive lawns, offering the potential to be sectioned off for equestrian pursuits. This home is an ideal choice for those seeking a peaceful countryside lifestyle.

West Row Fen is a quiet rural area located just outside of West Row.

It's approximately 5 miles from Mildenhall, where you'll find a range of supermarkets, shops, and dining options. The location also offers good links to the A11 and A14.





Step Inside

Upon entering, you are welcomed into a spacious utility room equipped with a range of floor and wall units, and space for a washing machine and dryer. Adjacent to the utility room is a convenient WC with a hand wash basin. The utility room seamlessly leads into the kitchen/dining area, which features ample floor and wall units, an integrated oven and grill, and an electric hob. There is plenty of space for a generously sized dining table or a potential island. Off the kitchen, you'll find a handy pantry with space for an American-style fridge freezer and additional storage. The living room is bright and airy, with double-aspect windows and French doors that open onto the front garden. This room also includes a cozy fireplace.

Down the hall, the third bedroom, which is a double, offers flexibility as a potential home office. The principal bedroom is very spacious and includes built-in wardrobes, while the second bedroom also features built-in storage and offers views of the garden. The family bathroom is equipped with a built-in bath, overhead shower attachment, and hand wash basin, with a separate WC located next door.

The loft is a valuable addition, featuring convenient pull-down steps for easy access. With a window already in place, it offers great potential for a loft conversion.





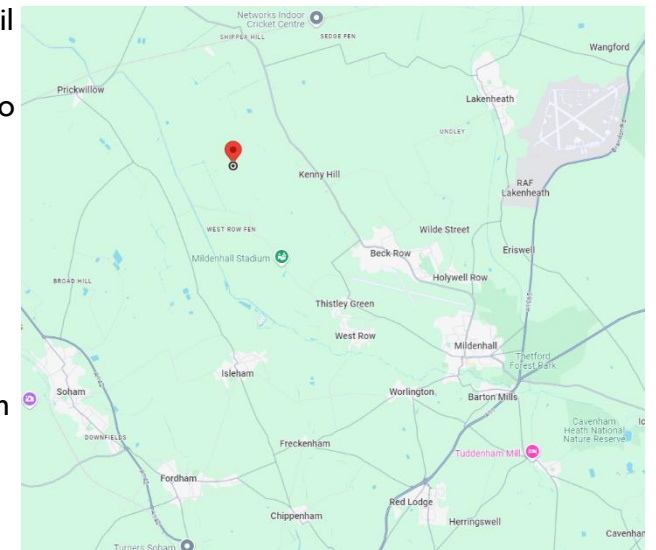
Step Outside

The exterior of the property is meticulously maintained, showcasing a variety of trees, shrubs, and flowers that add a charming touch. A beautifully maintained privet hedge encircles part of the back of the property, nicely separating it from the lawns. The current owners have just begun constructing a natural pond to attract more wildlife. The property includes a double garage and a spacious driveway, offering ample parking. The garden primarily features expansive, well-kept lawns, which could be sectioned off for equestrian use. The plot spans at approximately 4 acres with two acres being mainly laid to lawn and then the other two being a woodland area.



Location

West Row Fen offers a tranquil countryside setting while remaining conveniently close to numerous amenities. The nearby towns of Newmarket and Bury St Edmunds provide excellent transport links by road, rail, and air. West Row Fen is convenient for commuting to Cambridge, with Mildenhall and Lakenheath air bases also within easy reach.



Services

- Council Tax Band – D
- EPC – Awaiting
- Electric Heating
- Water – shared
- Mains Drainage



Approximate total area¹⁾
1138.61 ft²
105.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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