



JAMIE WARNER
— ESTATE AGENTS —



The Griffins Thurlow Road, Withersfield, Suffolk, CB9 7SA

£780,000

- Chain free
- Open-plan kitchen/dining room
- Triple garage with storage
- Five double bedrooms
- Elegant sitting room
- 1.19-acre private plot
- Annexe potential
- Principal bedroom with en-suite
- Backs onto open farmland

The Griffins Thurlow Road, Withersfield CB9 7SA

STYLISH SINGLE-STOREY HOME IN 1.19 ACRES

A substantial five-bedroom detached bungalow tucked away along a private gravel drive in the sought-after village of Withersfield. Set in around 1.19 acres of mature, secluded grounds backing onto open paddocks and farmland, this versatile home features elegant open-plan living spaces, a superb principal suite, and a separate utility/guest wing with annexe potential. Outside is a large paved terrace for entertaining, sweeping lawns with a natural pond, and a triple garage/workshop with power, light and eaves storage. Offered to the market chain free.



Council Tax Band: G



Withersfield

Withersfield is a sought-after Cambridgeshire village just a couple of miles north of Haverhill, surrounded by beautiful open countryside yet conveniently placed for everyday amenities. The village itself is peaceful and well regarded, with a welcoming community, a picturesque green, and a popular traditional pub. There is easy access to excellent walking and cycling routes, while Haverhill provides a full range of shops, supermarkets, schools, leisure facilities and a cinema complex. For commuters, Cambridge is around 14 miles away and Audley End and Cambridge North stations offer rail services into London Liverpool Street and King's Cross. The nearby A1307 and A11 connect quickly to the M11 and Stansted Airport, making Withersfield ideal for those wanting a rural setting without losing quick access to major road and rail links.

GROUND FLOOR

Entrance Hall

A bright and welcoming reception space with two rear windows allowing natural light to flow through. Doors open to the principal reception rooms and bedroom wing, creating an immediate sense of scale and elegance.

Sitting Room – 6.51 m × 4.60 m (21'4" × 15'1")

A substantial main reception room with a wide front window and a striking open fireplace set in natural stone — the perfect focal point for entertaining or relaxed family living. French doors open directly onto the garden patio, while a single doorway leads into the kitchen/breakfast room.

Dining Room – 5.54 m × 3.76 m (18'2" × 12'4")

A beautifully proportioned dining area with a deep box window overlooking the rear garden. The room is open to the kitchen/breakfast room through a wide archway, creating an inviting, free-flowing space for everyday family life or entertaining.

Kitchen / Breakfast Room – 7.08 m × 4.69 m (23'3" × 15'5")

An impressive kitchen fitted with an extensive range of base and eye-level cabinetry with rounded-edge worktops and a central island providing extra storage and preparation space. Features include a 1½ bowl ceramic sink with mixer tap, integrated dishwasher, space for an American-style fridge/freezer, fitted eye-level electric fan oven and four-ring gas ceramic hob with extractor hood. Dual-aspect windows fill the space with natural light. A door leads through to the practical utility area.

Utility & Annexe Potential

Utility Room – 3.37 m × 2.46 m (11'1" × 8'1")

Fitted with matching base and eye-level units, stainless steel sink with mixer tap, plumbing for washing machine and space for additional appliances. Window to front and radiator.

Cupboard housing the hot water cylinder and water softener.

WC with vanity wash hand basin, mixer tap, tiled splashbacks, low-level WC, window to front and radiator.

Bedroom 5 – 4.45 m × 2.53 m (14'7" × 8'4")

A well-sized double bedroom positioned with its own access to the utility and WC, featuring windows to the rear and side.

This whole section was extended by the current owners and offers excellent potential to create a self-contained annexe — ideal for multi-generational living or guest accommodation (subject to consents).

Main Bedroom Wing

Bedroom 1 – 7.00 m max × 3.90 m (23' × 12'10")

An impressive principal suite with windows to the front and side, two radiators and extensive fitted wardrobes.

Walk-in Wardrobe offering excellent fitted storage.

En-suite with a vanity wash hand basin, mixer tap, double shower enclosure with fitted power shower and glass screen, and low-level WC. Finished with tiled flooring and a radiator.

Bedroom 2 – 4.83 m × 3.20 m (15'10" × 10'6")

A superb dual-aspect double bedroom with windows to the rear and side, featuring a full range of fitted wardrobes, and radiator.

Bedroom 3 – 3.71 m × 3.38 m (12'2" × 11'1")

A generous double with rear window and radiator.

Bedroom 4 – 3.58 m × 3.20 m (11'9" × 10'6")

Another well-proportioned double bedroom with side window, radiator, attractive wooden flooring and a range of fitted wardrobes.

Family Bathroom

Beautifully fitted with a contemporary suite comprising a panelled bath with independent shower over and mixer tap, vanity wash hand basin with mixer tap, and low-level WC. Full-height ceramic tiling, radiator and tiled flooring.

Outside

The property is approached via a long gravelled driveway, tucked away behind mature trees and tall conifer hedging which provide excellent privacy and a wonderfully secluded setting. The grounds extend to around 1.19 acres, laid mainly to expansive lawns and framed by established trees and evergreens, giving a parkland feel.

Immediately behind the bungalow is a generous paved terrace, perfect for outdoor entertaining and enjoying the far-reaching views. A decorative low brick wall with wrought iron detail encloses the patio and leads directly onto the sweeping lawns.

Beyond the formal garden the plot opens to the rear, backing onto open paddocks and farmland, creating a tranquil countryside outlook. In the far corner lies a large natural pond surrounded by mature planting, adding both visual interest and a haven for wildlife.

A substantial triple garage/workshop (8.64 m × 5.48 m / 28'4" × 18') sits discreetly to one side of the plot and is fitted with power, lighting and useful storage space within the eaves — ideal for vehicles, hobbies or potential further adaptation (subject to consents).

Viewings

By appointment with the agents.

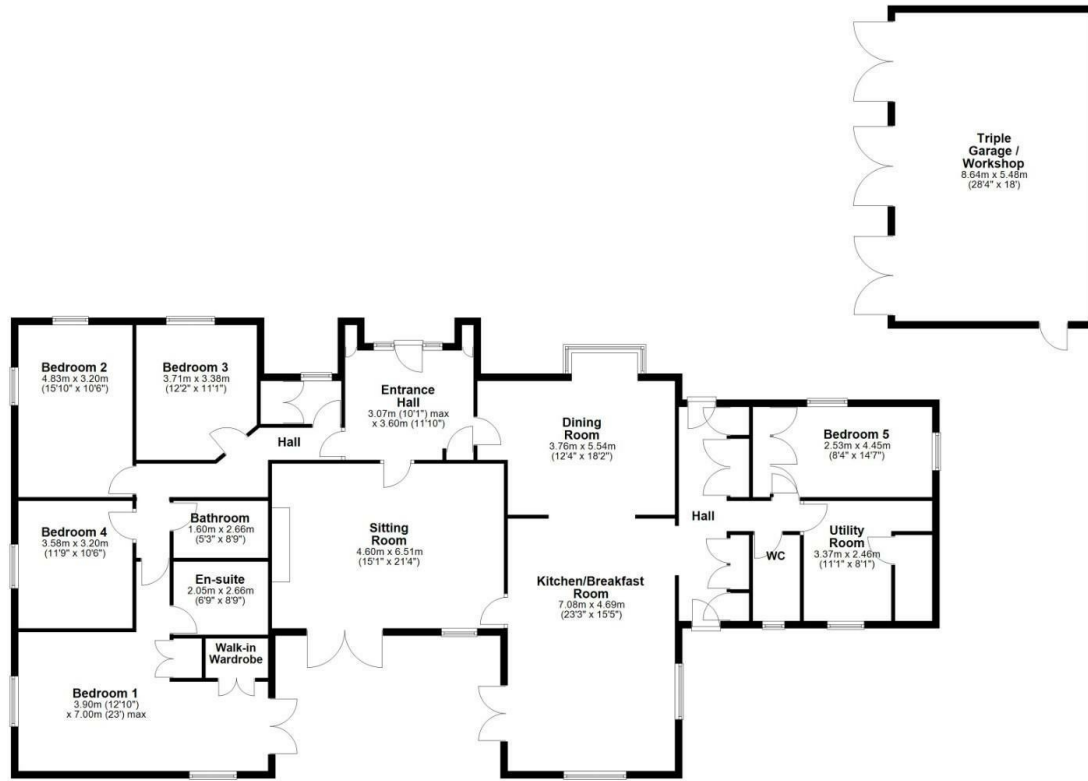
Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Ground Floor
Approx. 232.2 sq. metres (2499.4 sq. feet)



Total area: approx. 232.2 sq. metres (2499.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.