



Mouse House, Cropley Grove, Ousden

Offers Over £550,000

LEE WILKINSON

POWERED BY  
**exp** UK

## Mouse House, Cropley Grove, Ousden

Lee Wilkinson Estate Agents are delighted to offer for sale, this unique, Grade 2 listed character property, located overlooking uninterrupted countryside views, creating a special and tranquil home. The property also offers a one bedroom detached annexe, providing excellent guest accommodation, or potential rental income. Both the Conservatory and the sun room in the property offer perfect views from inside, with the garden patio also superbly placed to make the most of the location. The village of Ousden offers splendid walks, park and lovely Public House, with Newmarket being the closest Town, and offers an extensive range of both leisure and retail facilities. Cambridge and Bury St Edmunds are slightly further afield, for those needing to commute.

Property Ref; LW0712





Part glazed wooden stable door leading into;

### **Porch**

1.58m max x 1.61m max (5'2" x 5'3")

Brick floor. Wooden built in seat, and part glazed wooden door through to;

### **Entrance Hall**

2.77m max x 5.28m max (9'1" x 17'3")

Large double coat cupboard. Exposed flint wall. Stairs to first floor and doors through to;





## Reception Room

4.46m max x 7.85m max(14'7" x 25'9")

A superb and impressive, but yet cosy room. Currently utilised as a Sitting Room, which has multi fuel stove with oven over, set on a brick hearth, with exposed brick surround, with the other end of this room being used as a dining area, which has space for a large family table and chairs. Vaulted ceiling, which also provides access to loft space. Exposed beams. Three windows to front aspect, plus an additional window to the side aspect, bringing in plenty of natural light.

## Bedroom 2

3.66m x 2.96m (12'0" x 9'8")

.Vaulted ceiling, with high level stained glass panel. Windows to front and side aspects

## Bathroom

3.46m max x 2.34m max (11'4" x 7'8")

Three piece suite comprising panelled bath with shower attachment over, W/C and wash basin set into vanity unit with storage under. Two full height storage cupboards, one of which houses the hot water tank. Part tiled walls, with mirror. Heated towel rail and electric shaver point with light. Obscured window to rear aspect.

## Kitchen

3.14m max x 2.72m max (10'3" x 8'11")

Fitted with a range of wooden wall and base units with worksurface over. Ceramic sink and drainer inset with mixer tap over. Space for freestanding cooker with extractor over. Former brick bread oven to one corner. Space for fridge. Exposed brickwork and beams. Part tiled walls and tiled floor. Two windows to side aspect providing superb views over open countryside. Latch and brace door through to;

## Dining Room/Sun Room

3.81m max x 3.13m max (12'6" x 10'3")

A simply stunning room, with panoramic views over open countryside, a vaulted ceiling and exposed beams. Exposed painted flint wall and plenty of space for multiple uses. Currently utilised as a Dining Room, but previous owners have used as a Sitting Room and Art Studio. Part glazed door through to;

## Conservatory

4.44m max x 5.41m max (14'6" x 17'8")

Another room making the most of the open views. Used as a family toom with double doors opening onto the garden. Tiled floor. Windows to all sides set on a brick base.





## 1st Floor

### Master Bedroom

4.51m max x 5.3m max(14'9" x 17'4")

A unique spacious room, bathed in light, and with stunning views. One triple and one double built in wardrobes. Five separate windows and exposed beams. Door through to;

### WC

With W/c and wash hand basin set into a vanity unit with storage under. Heated towel radiator and window to side aspect.



### Annexe Utility Room

5.36m x 1.5m (17'7" x 4'11")

Space and plumbing for washing machine a separate dryer. Two large windows to side aspect. Door through to;

### Annexe Guest Bedroom

3.84m x 2.44m (12'7" x 8'0")

Double wardrobe. Large window to front aspect, and additional small round window to side aspect. Door through to;

### Annexe Bathroom

1.68m x 2.42m (5'6" x 7'11")

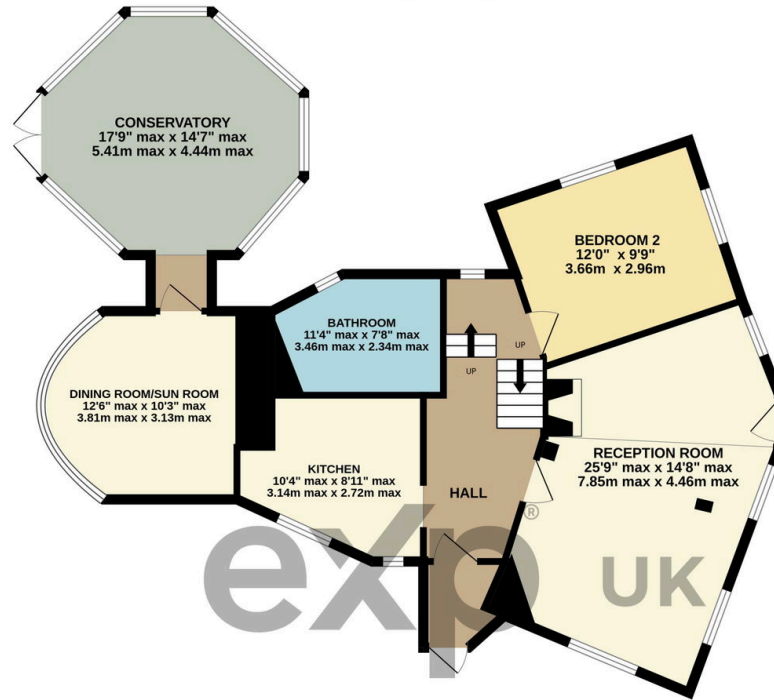
Three piece suite comprising bath with shower over, pedestal hand basin and W/C. Part tiled walls and large window to rear aspect.



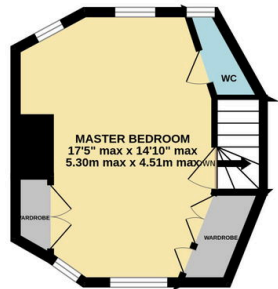
## Outside

The outside space is a particular highlight of this lovely home, with the garden enveloping the property, giving a great sense of space and privacy. The driveway provides parking for numerous vehicles, and is accessed via a large five bar gate. Flint walls divide the driveway from the rear garden, with a wooden gate giving access. There are garden spaces to each side, with the main space to the rear of the property, and is mainly laid to lawn, with an area dedicated to vegetable growing. Paved patio area, taking in the superb views and providing excellent outdoor entertaining space. The garden is enclosed by low level hedging.

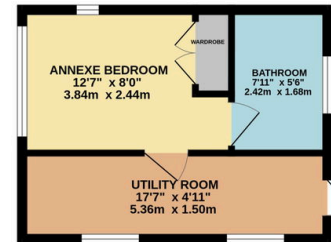
GROUND FLOOR  
895 sq. ft. (83.2 sq. m.) approx.



1ST FLOOR  
193 sq. ft. (17.9 sq. m.) approx.



ANNEXE  
232 sq. ft. (21.6 sq. m.) approx.



TOTAL FLOOR AREA : 1321 sq. ft. (122.7 sq. m.) approx.

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.

Made with Metropix ©2024

LEE WILKINSON

POWERED BY  
exp UK