



EH

EXQUISITE
HOME

THE JEWEL OF SUFFOLK

The west part of the large county of Suffolk is a particularly beautiful one, home to the so-called "Jewel of Suffolk", Bury St Edmunds, with its stunning mix of Tudor, Stuart, Georgian, Victorian and Edwardian buildings, the only operational Regency theatre in the country, the magnificent St Edmundsbury Cathedral and the Abbey ruins. The other two main towns in this region, Needham Market and Stowmarket are both connected via railway to Norwich, Cambridge and Ipswich, with connections on to London Liverpool Street. There is also a railway station in Thurston with access to Cambridge and onward access to London.

West Suffolk is largely rural, a vast expanse of pastoral fields and woodland dotted with pretty villages. The A14 runs across it and transport links are excellent. Rural living with access to all amenities is more than possible here, making it a popular place to live with families and commuters alike.





A drive runs past the front lawn dotted with mature trees and there is plenty of room for parking. The house was designed and built with disabled access in mind, with wide doors throughout the interior, high sockets and low light switches, and a ramp running up to the front door. The entrance hallway is simply remarkable, large, welcoming and with a bespoke ash staircase as its focal point. There is more than enough room for furniture and it is a very fitting entry point for a beautifully designed and built family home. To the right is the dual aspect study which could equally be used as a fifth bedroom if required. For anyone who needs to work from home, it is a large and spacious room with plenty of space for storage, bookcases and office equipment. To the left is the boot room, sleek shower room and the utility room which houses all the controls needed to run this eco-house plus plumbing for a washing machine.



"The kitchen is flooded with natural light and is a delightful space".





The open plan living and dining area enjoys lovely views out into the garden, with a Schiedel wood burner heating this area and providing a lovely focal point for cold winter evenings in the sitting area. This space is ideal for any family configuration, sociable and open with a lovely flow. There is more than enough room for a dining room table and chairs and the layout is such that anyone cooking in the kitchen does not feel cut off from family or guests. The elegant kitchen benefits from pale green cabinets, white granite worktops with flecks of green, an integrated double electric oven by Zanussi, integrated dishwasher and fridge/freezer, an induction hob with extractor hood, a double ceramic sink with waste disposal unit, a breakfast bar and an integrated wine rack. Perfectly designed for informal family meals and entertaining, it is flooded with natural light and is a delightful space.

Space and Light

The ash staircase rises sinuously to the huge first floor galleried landing with four skylights, allowing vast amounts of natural light to pour in. The owner loves to watch the sun going down from here and it is the ideal place to sit with a coffee and a book and watch the changing sky. Four large double bedrooms and a five piece family bathroom lead from it. The principal bedroom benefits from a skylight and an elegant and contemporary en suite shower room, also with skylight. There is a small space here which could easily be converted into a fully fitted dressing room if desired. The two bedrooms at the back of the house share a large balcony which enjoys full sun in the afternoons. The fourth bedroom has a Juliet balcony and would make an excellent guest room. The sleek and contemporary five piece family bathroom has a Juliet balcony, a large bath with shower over and a walk in shower.









Extensive Grounds

A terrace at the back of the house is ideal for al fresco dining or entertaining. The south east facing garden is mainly laid to lawn and studded with mature fir trees. There are several log stores around the garden, three sheds, a large fully equipped workshop, a garage with an up and over door and a car port. There is more than enough room to put in a swimming pool and/or tennis courts, something which the owner has considered. This garden is a paradise for children, with trees to climb, plenty of space to run about and nooks and crannies for hide and seek.





LOCATION

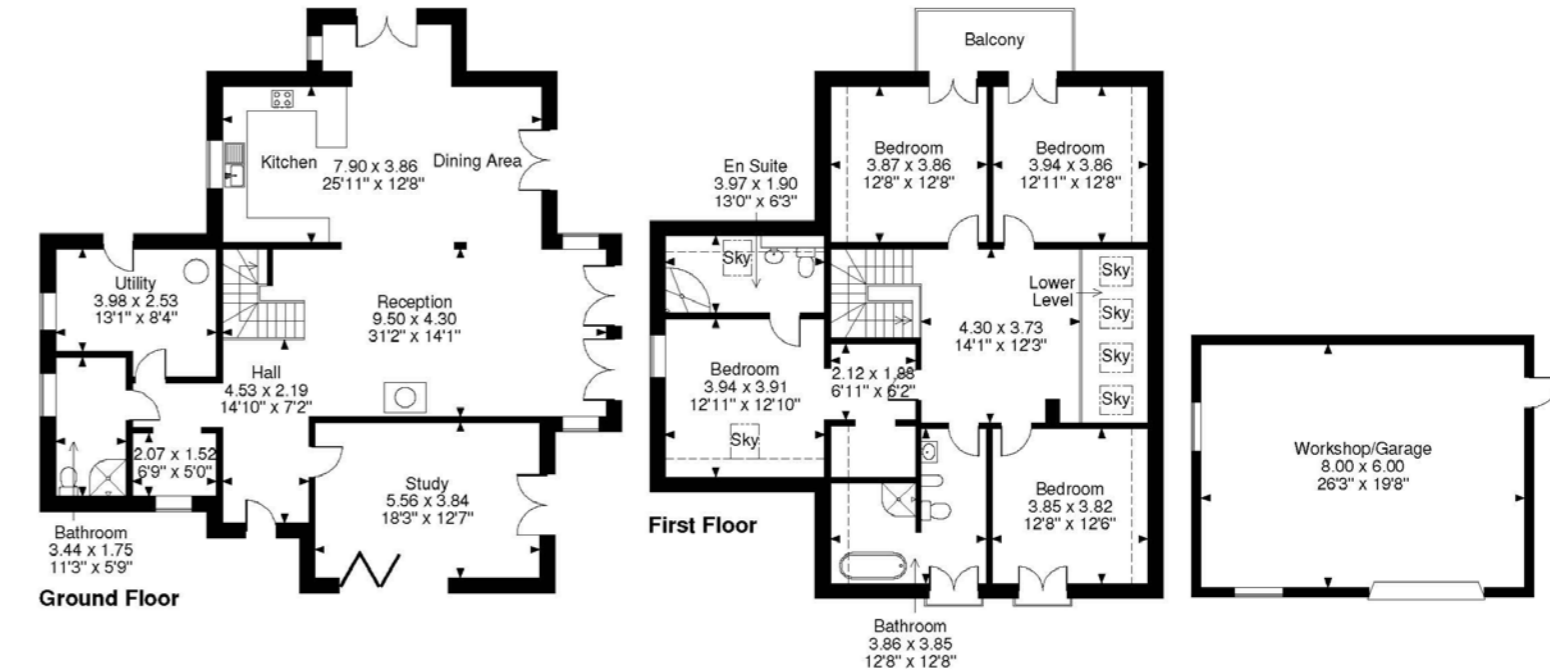
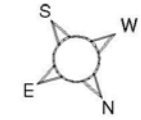
Surrounded by open fields and woodland, the house is a quiet and peaceful setting. The neighbours are all very friendly and supportive and the village pub is an easy walk away. Amenities can be found in nearby Ixworth and Thurston and there are supermarkets a short drive away. Bury St Edmunds is an easy journey for larger shops and there are lots of delightful walks around and about. The Fox pub in Pakenham is first class and is approximately a mile from the house.

Built to a very high standard and with excellent green credentials, this lovely house is efficient to run, economical and beautifully designed and laid out. With a versatile, light-filled interior, decorated throughout in a neutral palette, in an acre of mature garden on the edge of the village and with very good transport links for those who need to commute to work, this delightful eco-house is a gem in a peaceful rural setting.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95+ A
81-91	B	89 B	95+ A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
 Main House = 2467 Sq Ft/229 Sq M
 Workshop/Garage = 517 Sq Ft/48 Sq M
 Balcony external area = 62 Sq Ft/6 Sq M
 Total = 2984 Sq Ft/277 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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