



EH

EXQUISITE  
HOME

## AN IDYLIC SETTING

*In a quiet spot and looking out over a vast expanse of open countryside is this handsome detached house thought to have been constructed around fifty years ago.*





The present owners bought it in 2007 attracted by its peaceful location and spacious internal accommodation. Since moving in, they have converted half of the double garage into a playroom/study, decorated throughout, extended the deck, put block paving around the garage and added a garden path as well as putting a pitched roof on the porch. The house benefits from an extremely versatile and spacious interior which would suit any family configuration. The road running past the front of the house is quiet and a pair of five bar gates lead on to the roomy drive which can accommodate a good number of cars.

The front porch leads into the entrance hallway from which radiate the snug, study and kitchen/breakfast room. To the right of the front door is the useful downstairs cloakroom. The snug looks out over the pretty back garden and a pair of sliding doors give access and bring the outside in. The present owners used the snug as a private sitting room for their elderly parents. A pair of double doors lead through to the large, double aspect lounge, flooded with natural light which pours in through the windows and sliding doors to the garden. The owners enjoy relaxing in it in the evenings, watching television and enjoying the spectacle of the wildlife outside.

The large kitchen/breakfast room also benefits from a pair of French doors out on to the decking area, the perfect place for a relaxed breakfast in the summer, for a glass of wine after work or al fresco dining. The breakfast room is large enough to accommodate a good sized table and chairs and flows naturally into the kitchen. With its pale wooden cabinets, black glossy worktops, double integrated electric oven, gas hob, mix of cupboards and open storage and idyllic views over the garden and surrounding countryside, this kitchen is a cook's dream. It is ideal for relaxed meal preparation while the family sit in the breakfast room and would work very well with families who have younger children. The owners have spent years hosting family Sunday roast dinners, Christmases and birthdays here and the design and layout is simply ideal. There is a useful utility room with sink and extra storage. The current owners had planned to knock through the kitchen wall to the snug and create an even larger open plan kitchen/dining/family room. With the correct planning permission in place, this could easily be achieved to open up the space yet further. The cosy study was originally a playroom for the grandchildren and this along with the small room it leads off are both useful extra spaces, either for a home office, playroom or hobby room.





*"The house is flooded with natural light..."*

Upstairs, the principal bedroom is quite magnificent with its built in wardrobe, smart en suite shower room and south facing balcony. An absolute sun trap and with stunning views, this is the perfect place for a leisurely morning coffee. Three further bedrooms, one a small double, the other two doubles, are arranged along the landing, all with fitted wardrobes. The fifth bedroom is also en suite, with an attractive shower room with a chrome towel heater, making this an ideal guest bedroom. The first floor accommodation is completed by the three piece family bathroom with bath and chrome towel heater.









*“Flowering shrubs add to the charm of the garden and it is frequently visited by muntjac deer and pheasants. Buzzards wheel and call overhead and it is a true oasis of calm..”*

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*“A space to relax...”*

The large rear garden is a charming space. It was already landscaped when the present owners moved in and they have added a number of perennials to the planting scheme. There is a shed and a large greenhouse for the keen gardener, as well as a good sized wildlife pond which attracts a wide variety of birdlife. The raised decking gives unparalleled views out over the unspoilt countryside to the rear and there are a number of colourful evergreens at the back of the garden. A very large mature tree to the right gives texture and dappled shade and the brick patio is a delightful place to sit and enjoy the peace and tranquillity. Flowering shrubs and bushes add to the charm of the garden and it is frequently visited by muntjac deer and pheasants. Buzzards wheel and call overhead and it is a true oasis of calm.



# LOCATION

The vast expanse of Mid Suffolk encompasses a number of pretty villages, unspoilt farmland dotted with barns and farm buildings, copses, thickets and woodland and the towns of Stowmarket, Bury St Edmunds and Needham Market are its three main settlements. A region which combines rural tranquillity with convenience and proximity to amenities, it has particularly good transport links. The A14 and the A134 bisect it and Greater Anglia services run regularly from Liverpool Street to Stowmarket and Needham Market, making it ideal for commuters and families alike. Beautiful and historic Bury St Edmunds is often described as the Jewel of West Suffolk and with its picturesque ruined Abbey Gardens, spectacular Cathedral, lively cultural scene and streets lined with medieval, Georgian, Regency and Victorian houses, a wonderful place to visit.

Eight and a half miles east of Bury St Edmunds is one of the oldest villages in England, mentioned in the Domesday Book of 1086. Drinkstone is composed of three linked hamlets set in the most beautiful unspoilt countryside and surrounded by a network of footpaths. The A14 is within easy reach but not so close as to spoil the rural idyll. The parish church of All Saints' dates back to the fourteenth century and is Grade II\* listed. There is also a modern village hall, a pair of historic windmills, allotments and a large playing field. Woolpit, just two miles away has a Co-op, health centre, primary school, two pubs and a fish and chip shop. Bustling Stowmarket is just under eight miles southeast of Drinkstone and there are a number of primary and secondary schools in both towns, as well as village primaries in nearby Rattlesden and Elmswell.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	87   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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# EXQUISITE HOME

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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