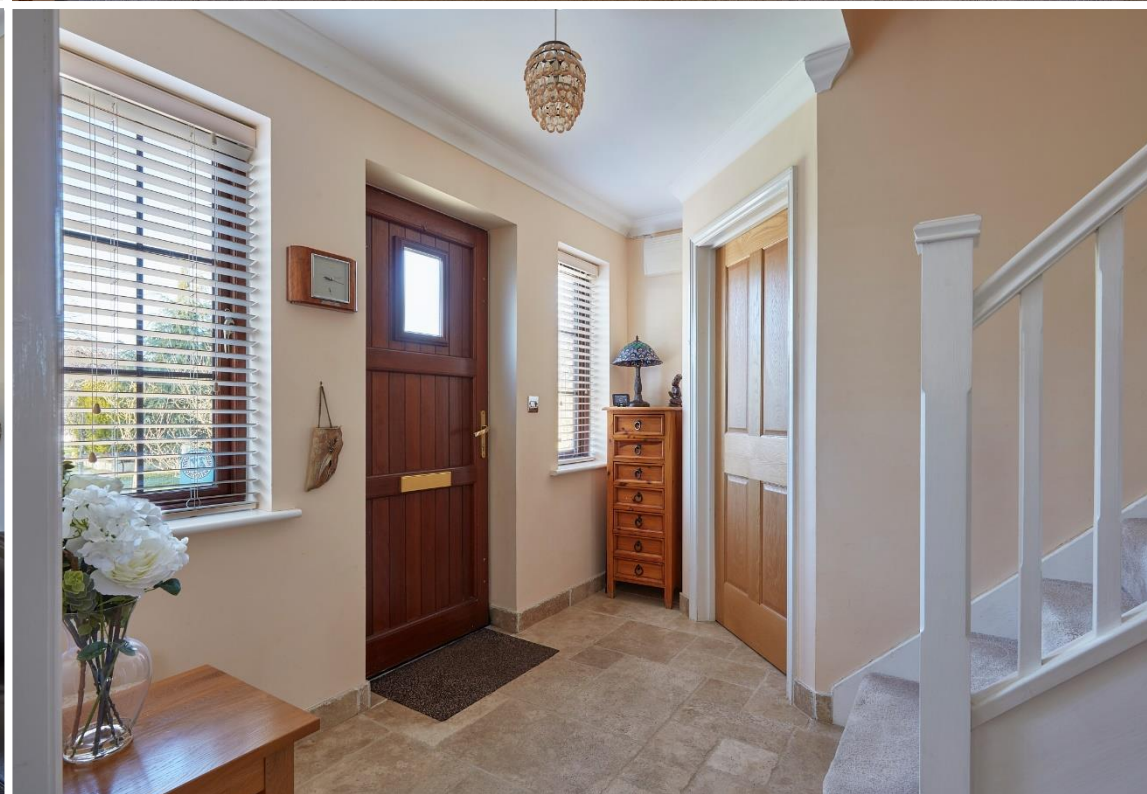




Greenside
Stanningfield, Suffolk

**DAVID
BURR**



Greenside, The Green, Stanningfield, Bury St Edmunds, IP29 4RJ

Centered around an attractive village green, Stanningfield offers local amenities including a Village Inn, post office and picturesque Norman church. Lavender Barn is situated in a pleasant rural position approximately 1 mile from the main village, with stunning far-reaching views afforded to the surrounding countryside. Stanningfield lies about 6 miles south of the Cathedral town of Bury St Edmunds and about 11 miles north of the market town of Sudbury (with its commuter rail link to London's Liverpool Street). Access to the A14 is about 5 miles, with fast access to Cambridge, M11 motorway and Stansted Airport.

A delightful individual home built in 2010, set well back from the village green enjoying an elevated position and generous grounds incorporating a number of specimen shrubs and tastefully landscaped gardens. Greenside offers characterful accommodation despite the relatively recent era of build and is fitted with many creature comforts including a high specification kitchen/breakfast room, underfloor heating on the ground floor, three substantial first floor bedrooms and further ground floor sleeping accommodation if required. The property enjoys generous grounds, guarded by a five-bar gate with ample off-road parking accessed via a meandering pea shingle driveway and a charming yet low maintenance garden located to the rear of the property.

An exceptional individual home occupying an enviable location in this well-regarded Suffolk village. The property was built to a high specification by a renowned local builder and enjoys an elevated setting while being sympathetically finished to retain a degree of character.

Entrance door to;

ENTRANCE HALL: With stone flooring with underfloor heating and stairs rising to the first floor also providing access to the understairs storage cupboard.

KITCHEN/BREAKFAST ROOM: With a continuation of the stone flooring from the hallway. The kitchen is exceptionally well-appointed comprising wall and base units, central island and ample fitted units. Integral appliances include sink inset with drainer and mixer tap over, CDA electric hob set within the island with storage under, space for dishwasher and integral dual ovens with microwave oven. The kitchen is finished with dual aspect window to the rear and a door leading to the rear terrace. Kitchen provides access to;

UTILITY ROOM: Housing the oil-fired Grant boiler, water softener and space for further white goods with stainless steel sink inset with drainer and mixer tap over and door to side.

DINING ROOM: With ample seating for formal entertaining and dining and French style double doors leading to the rear as well as benefitting from underfloor heating.

SITTING ROOM: A palatial entertaining space with a central multi-fuel burning stove and dual aspect windows to the front and side. The sitting room is equipped with underfloor heating and is a superb space for informal entertaining on a large scale.

BEDROOM 4/STUDY: Currently used as a study with window to front aspect.

CLOAKROOM: White suite comprising W.C and handwash basin.

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First Floor

LANDING: With loft access via drop-down ladder and access to principal bedrooms.

BEDROOM 1: An exceptional suite with dual aspect windows to front and rear and **EN-SUITE:** Comprising W.C, handwash basin, shower, heated towel rail and skylight to rear aspect.

BEDROOM 2: Another double bedroom with integrated wardrobes, unique triangular window to the rear and dual sky lights to either side ensuring the room is flooded with natural light.

BEDROOM 3: Currently used as a dressing room despite being a substantial bedroom in its own right. Fitted with a wealth of integral storage and window to front aspect.

FAMILY BATHROOM: White suite comprising W.C, handwash basin, ceramic sink with mixer taps over, corner panel bath and shower with glass door.

Outside

The property enjoys an elevated setting on the periphery of the village green and is set well back from the track which affords access to Greenside and the neighbouring properties. The property enjoys a great degree of privacy thanks to the maturing specimen trees and shrubs and the five-bar gate with post and rail fencing to the front elevation. The driveway is accessed via a pea-shingle drive leading from the adjacent track which meanders through the formal lawns flanking either side of the driveway before arriving at off-road parking spaces. Incorporated within the grounds is the oil tank as well as a terrace immediately abutting the rear of the property suitable for alfresco dining and entertaining.

In all about 0.2 acres

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

AGENT'S NOTE: We understand that the boiler was replaced in May 2021.

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds, IP33 3YU.

COUNCIL BAND: E - £2,221.00 per annum.

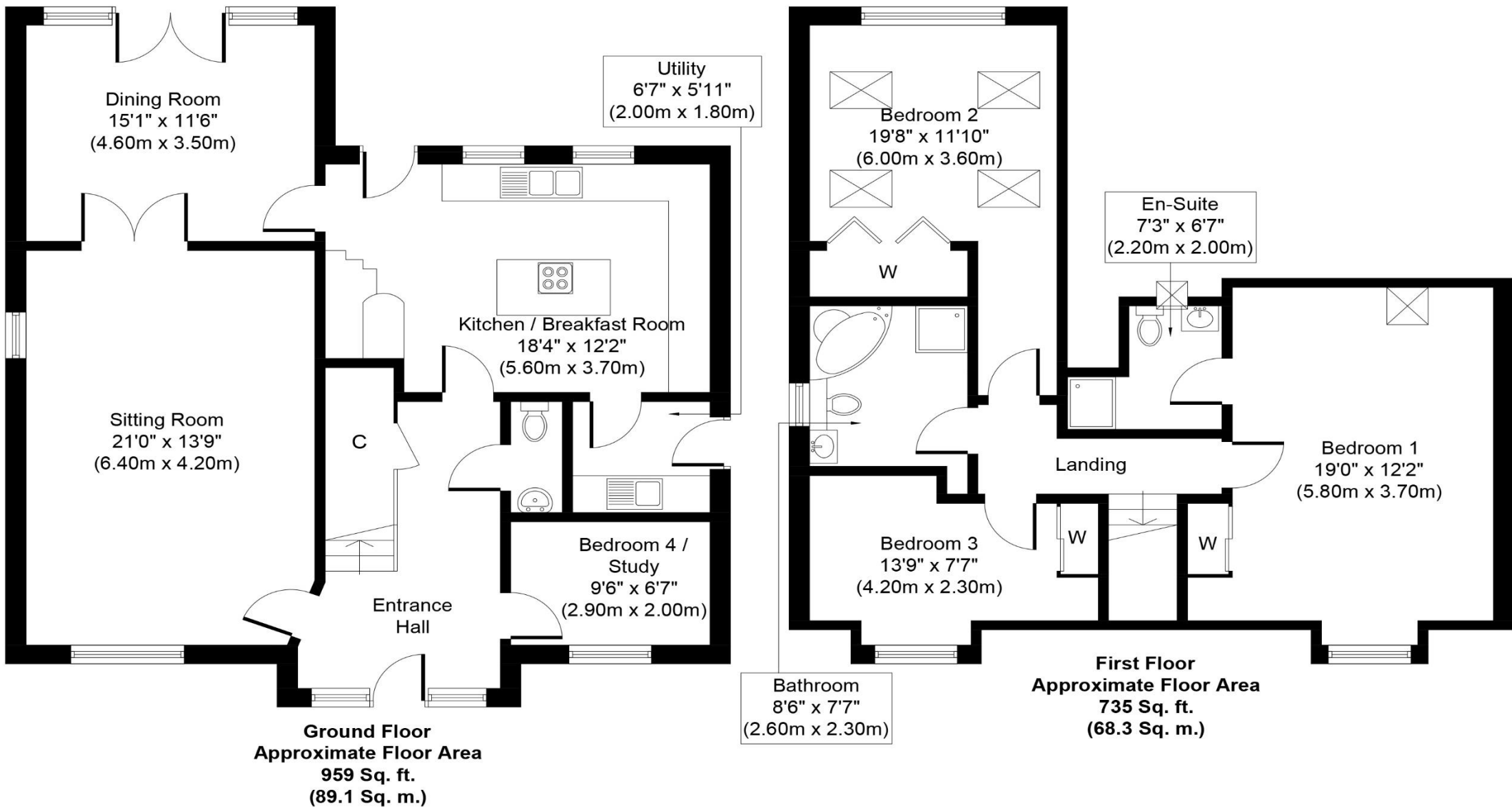
EPC RATING: C

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525

WHAT THREE WORDS: rainbow.darts.backyards

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