



**Water Meadows,
Barnham, Suffolk.**

**DAVID
BURR**



WATER MEADOWS, WATER LANE, BARNHAM, SUFFOLK. IP24 2NA

Barnham is a pretty village with Parish church, Primary School, Village Hall and within close proximity of the nearby village of Euston. The Cathedral town of Bury St Edmunds provides an extensive range of amenities and is about 10 miles south. Local amenities are found in the town of Thetford 3 miles away with direct rail links to London Liverpool Street available from Diss 18 miles east, along with Cambridge and the A11.

This spacious and well-presented detached family home enjoys an expansive accommodation schedule in the region of 3100 sq.ft. in grounds of approximately 0.9 acres. The property is well positioned within the village, enjoying a rural yet accessible location with views of the Euston Estate to the rear and versatile generous reception rooms, characterful features and a 29' Kitchen/Breakfast room with a wall of glass overlooking the rear gardens.

An exceptional detached family home with an impressive accommodation schedule and beautiful views of the Euston estate to the rear. In all about 0.9 acres.

ENTRANCE HALL: A light and airy space with tiled flooring and a storage cupboard, doors to the principal ground floor rooms as well as stairs rising to the first floor. Double doors open to:-

SITTING ROOM: With a beautiful ornate red brick fire place and substantial bressummer over. Dual aspect with ample space for formal entertaining with a personnel door leading to the terrace abutting the rear of the property and a door to:-

DINING ROOM: Currently serving as a snug/library with a 4.1m wall of glass overlooking the rear gardens and views of the galleried landing above and a door to:-

KITCHEN/BREAKFAST ROOM: Well-appointed with a range of matching wall and base units, breakfast bar with Granite worktops over and a 2.3m wide window overlooking the rear gardens. Tastefully divided to afford a duality of culinary preparation space with a wealth of integrated appliances including a Neff Schott Ceran induction hob with extractor over, sink inset with drainer and mixer tap over, Neff dual ovens, Neff microwave, 2 integrated fridges, a freezer and a dishwasher before extending to a dining/breakfast area which is well positioned to overlook the views to the rear. Door to:-

UTILITY ROOM: With further spaces for white goods and a window to the side aspect.

OFFICE/RECEPTION ROOM: A versatile garage conversion with a window and personnel doors to side as well as a substantial storage cupboard housing the oil boiler and water softener.

CLOAKROOM: With white suite comprising WC and hand wash basin. Frosted window to front.

First Floor

GALLERIED LANDING: With views over the rear gardens.

PRINCIPAL BEDROOM: A substantial double bedroom with window to rear aspect and door to **DRESSING AREA** and **EN SUITE**.

BEDROOM 2: A substantial double bedroom with window to front aspect and integrated soft close wardrobes.

BEDROOM 3: A double bedroom with window to rear aspect.

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BEDROOM 4: Window to front aspect.

FAMILY BATHROOM: With 'His and Hers' hand wash basins, an inset vanity unit, slipper bath with mixer taps over, WC, bidet and walk-in shower.

SHOWER ROOM: White suite comprising WC, handwash basin and shower. Frosted window to side.

Outside

The property enjoys an elevated position overlooking the Euston estate with a gravel driveway to the front of the property which is accessed between two brick pillars which opens up to provide ample **OFF-ROAD PARKING** for a number of vehicles. Personnel access to the side of the property with a terrace immediately abutting the rear which is staggered over two levels enabling ample space for Alfresco dining and entertaining. The rear gardens are of particular note, expansive in nature and interspersed with a variety of specimen trees and shrubs, a manmade pond with low-level fencing to the rear so as to ensure enjoyment of the views beyond. In addition, there is a substantial **SHED** on a concrete base with an electricity supply.

In all about 0.9 acre.

CONSTRUCTION TYPE: Brick.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F - £2949 -2023/24.

EPC RATING: D – report available upon request.

BROADBAND SPEED: Up to 45Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodaphone – outdoor (source Ofcom).

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WHAT3WORDS: ///patting.ends.generally.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Approximate Area = 3112 sq ft / 289.1 sq m

For identification only - Not to scale



