



**Spinney House**  
**Felsham, Suffolk**

**DAVID  
BURR**





# Spinney House, Bury Road, Felsham, Suffolk, IP30 0QQ

Felsham offers a good range of amenities including a community run post office/village store, public house, parish church and village hall which is host to a range of clubs and events. The historic cathedral town of Bury St Edmunds is approximately 7 miles and has an excellent range of schooling, shopping, recreational and cultural facilities. The market town of Stowmarket is approximately 6.5 miles to the east which also has a good range of shops and a mainline rail link to London Liverpool Street. The A14 dual carriageway (about 5 miles) provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

Located on the edge of the picturesque village of Felsham, Spinney House stands as a testament to exquisite design and luxurious living. This remarkable four-bedroom house offers spacious and versatile accommodation, surrounded by beautifully landscaped grounds, making it a rare and captivating find in the heart of Suffolk.

## **A wonderful detached family house on the village periphery with generous accommodation and countryside views.**

### **ENTRANCE AND LIVING SPACES**

Step into the grand reception hall, with its soaring ceilings and wood flooring, setting the tone for the elegance found throughout the home. The dual-aspect sitting room beckons with its feature fireplace and French doors leading to the gardens, while the impressive kitchen/living room boasts modern amenities, granite surfaces, and underfloor heating. A separate utility room and study offer practical spaces for daily living.

### **BEDROOMS AND BATHROOMS**

Ascending the stairs to the first floor, discover four generously proportioned bedrooms, two of which feature en-suite facilities for added comfort and convenience. The family bathroom offers a luxurious retreat with a bath, separate shower, and stylish fixtures.

### **VERSATILE STUDIO/GYM**

Formerly the garaging, the studio/gym presents endless possibilities for the new owners, whether it's a dedicated fitness space, home office, or creative studio. Currently utilised as a gym, this versatile area adds to the allure of Spinney House.

### **OUTDOOR LIVING**

Approached via a gated driveway, Spinney House offers ample parking and a double garage/cart lodge with loft storage. The rear gardens, bordered by

fencing, and hedging, provide a private oasis with breathtaking views of the Suffolk countryside. Enjoy al fresco dining or quiet relaxation on the paved terrace, perfect for entertaining or unwinding with a good book and a glass of your favourite beverage.

### **A GREAT OPPORTUNITY**

Spinney House epitomises refined country living, offering a rare blend of sophistication and serenity. Seize the chance to make this exceptional residence your own and experience the unparalleled beauty of life in Felsham.

### **FEATURES**

- Detached Modern Village Home
- Two Reception Rooms
- Modern open plan Kitchen/Living room
- Driveway and Garaging
- Four Bedrooms – two with en- suites
- Large reception hall with cloakroom
- Amazing Views
- Well, maintained mature gardens
- Air source heat pump for underfloor heating throughout
- Rainwater harvester



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**SERVICES:** Mains water and electricity are connected. Private drainage. Air source heat pump for underfloor heating and domestic hot water. **NOTE:** None of these services have been tested by the agent.

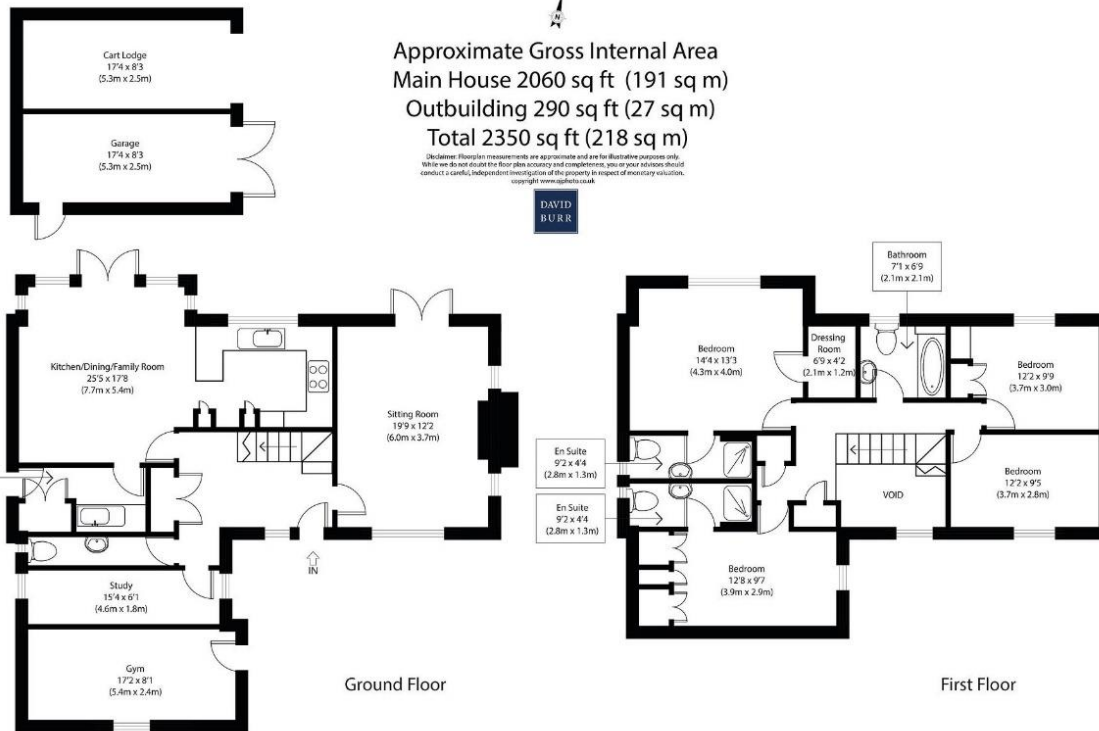
**LOCAL AUTHORITY:** Mid Suffolk District Council – Band F

**EPC RATING: B**

**MOBILE & BROADBAND:** Please see our website and refer to Ofcom for further information.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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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