



**Burwell House,  
Fornham St Martin, Bury St Edmunds, Suffolk.**

**DAVID  
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# BURWELL HOUSE, FORNHAM ST. MARTIN, BURY ST. EDMUNDS, SUFFOLK. IP31 1SW

Fornham St Martin lies two miles to the North of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sector's, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross.

Burwell House is a particularly handsome property, built to echo the symmetry and grandeur of a traditional Georgian residence, with the practicality of modern fixtures and fittings. Behind the symmetrical façade are three storeys of free-flowing reception and family rooms, high ceilings and contemporary décor. The property is well-equipped to cater to families with an open-plan kitchen/breakfast room arrangement, two substantial drawing rooms and up to 7 bedrooms, if required. Extending to over 5,500 square feet, the property offers the possibility of self-contained ancillary accommodation to the rear, a versatile addition currently used as a gym as well as a purpose-built al-fresco entertainment areas located away from the property over-looking the formal gardens and pond, which is home to a number of carp. **In all about 0.4 of an acre.**

## **A substantial modern village home built to a high-specification with a Georgian façade with accommodation arranged over three floors and extending to 5,668 square feet.**

**HALLWAY:** Finished with solid Oak flooring and stairs rising to first floor. Door to;

**DINING ROOM:** With dual aspect sash windows to front and side, feature fireplace and ample space for formal dining and entertaining.

**DRAWING ROOM:** With dual aspect sash windows to front and further dual aspect double doors leading to the rear and side terrace. The focal point of the room is provided by the fireplace with inset woodburning stove with redbrick plinth and limestone surround. The room is placed toward the front of the property, finished with an integrated Bose speaker system.

**LIBRARY/SNUG:** A useful open-plan space with a wealth of shelving and storage facilities located just away from the Kitchen with Bifold doors leading to the side terrace and door leading to the secondary staircase.

**GARDEN ROOM:** Open plan with dual aspect floor to ceiling bi-fold doors leading to the rear terrace and integrated speaker system, finished with ceiling spot lights.

**KITCHEN/BREAKFAST ROOM:** Forming the focal point of the home, with a vaulted ceiling and a range of high-quality appliances including a Mercury Gas 5 ring hob, two sinks, one of which with drainer and quartz work surfaces. The units are finished in a contrasting blue palate with worktops over and additional storage spaces. The kitchen is finished with a breakfast bar forming a continuation of the work surfaces, additional pantry storage and space for an American style fridge/freezer. The room is finished with dual aspect windows to both sides and a stable style door opening to the side terrace. Door to;

**GYM/ANNEX:** A welcome addition to the rear of the property providing space for ancillary accommodation or a home-gym finished with French style double doors leading to the rear terrace and a stable style door leading to the side terrace. The room is complete with an **EN-SUITE**

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**SHOWER ROOM:** Comprising WC, hand wash basin and walk-in shower with glass screen.

**BOOT ROOM:** With door leading directly from the Kitchen and double doors leading to the driveway. The boot room is ideal for access with pets leading to;

**UTILITY ROOM:** With further wall and base units, integrated sink with mixer taps over and spaces for white goods including a washer/ dryer. The room is fitted with a trap door style cellar for additional underground storage.

**CLOAKROOM:** With white suite comprising WC, hand wash basin, frosted window to side also housing the electrical and consumer unit for the property.

## First Floor

**LANDING:** with door to;

**MASTER BEDROOM:** A Double bedroom with dual aspect sash windows to front and integrated storage. Door to; **EN-SUITE BATHROOM:** With his and hers sinks and mixer taps over, shower with glass sliding door and panel bath inset with ceramic tile surround, WC and sash window to rear. The room is complete with integrated storage and leads directly to; **DRESSING ROOM:** With ample fitted storage flanking the room finished with a window to side aspect.

**BEDROOM 2:** Another double bedroom with dual aspect skylight windows to front and rear, eves storage. Door to; Walk through **DRESSING ROOM** with **EN-SUITE:** Comprising white suite fitted with WC, hand wash basin, shower with glass sliding door, tiled panel bath, chrome heated towel rail and Velux skylight window to rear.

**BEDROOM 3:** Double bedroom with parquet flooring, and windows to side and rear. Door to; **EN-SUITE:** Comprising WC, hand wash basin, shower with glass sliding door and chrome heated towel rail. Frosted window to side.

**BEDROOM 4:** A double bedroom with dual aspect windows to front, integrated storage. Door to; **EN-SUITE SHOWER ROOM:** Shower with glass sliding door and window to rear.

## Second Floor

**LANDING:** With integrated ground level storage, window to front aspect with door to;

**BEDROOM 5:** Double bedroom with integrated storage and window to front aspect.

**BEDROOM 6:** Double bedroom with integrated storage and window to front aspect.

**LOFT:** Providing ample space for additional storage if required with dual aspect Velux windows to side.

**BATHROOM:** White suite comprising WC, hand wash basin and panelled bath with glass shower screen and Velux window to rear.

## Outside

The property is accessed over a dropped kerb leading from the road, with the entrance defined by a break in the brick and flint walls to front. The property is set well-back from the road giving access to the sweeping front driveway which in turn leads to ample off-road parking running parallel to the front of the property as well as leading directly to the **GARAGE** with

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electric up and over door to front and drive-through arrangement leading to the rear car-washing bay.

The gardens are distinctly divided into two parts, initially comprising a formal lawned area running parallel to the rear of the property which in turn leads to a decked area with a man-made pond and personnel access leading to the **BAR** Idyllic for entertaining and equally usable in the summer or winter months with floor to ceiling bi-fold doors located in two areas allowing one to survey the gardens from the Western-most point. The Bar is fitted with tapings for Drinks and Fridges as well as a machined metal bar top counter and hand-finished wooden plinths on which it is set. Finally incorporated within the plot is an additional covered entertaining area with element resistant counter tops and al-fresco kitchen finished with a range of integrated appliances including a stainless-steel sink with long-reach hose, BBQ style spit-roast and wood-fired pizza oven.

**In all about 0.4 of an acre.**

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3516.33 - 2024

**EPC RATING:** Currently awaiting report.

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone - outdoor (source Ofcom).

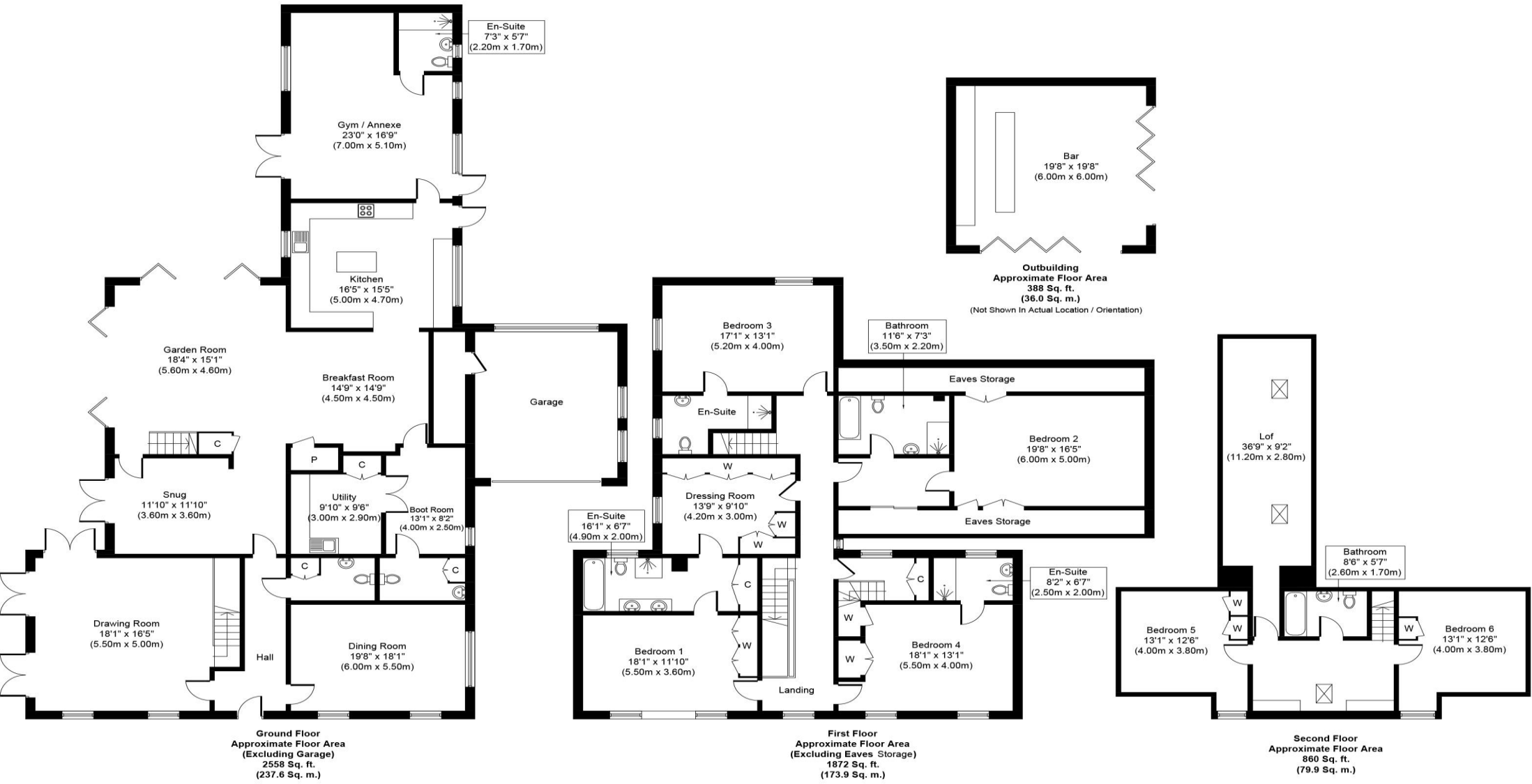
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**WHAT3WORDS:** ///auctioned.occupations.steep.

**VIEWING:** Strictly by prior appointment only through DAVID BURR 01284 725525

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