



**Foresters West House
Tostock, Suffolk**

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Foresters West House, New Road, Tostock, Suffolk, IP30 9PJ

The delightful village of Tostock is centred around the village green with the Church, pub, recreation field and village hall host to many clubs and activities. The village has a lovely community feel, which also puts on regular events throughout the year. The nearby village of Woolpit has good local amenities including village shop, garage, bakery and health centre. Tostock provides easy access to the A14 with Cambridge to the West and the Suffolk Coast to the East. The cathedral town of Bury St Edmunds (7 miles) and Stowmarket (9 miles) both have an excellent range of schooling, shopping, recreational and cultural amenities, the latter having a mainline rail link to London Liverpool Street station.

A detached modern house built to the highest of qualities throughout with generous accommodation of over 4000 sq ft

Nestled within the charming village of Tostock, Foresters West House stands as a testament to modern design and architecture with meticulous craftsmanship. This impressive five/six bedroom family home was built to the highest standards, promising a lifestyle of luxury and comfort.

Upon entering, you are greeted by a large tiled entrance hall that sets the tone for the elegance and spaciousness that awaits within. The sitting room, adorned with a built-in wood burner and bathed in natural light, offers a cosy retreat for relaxation. The ground floor bedroom/study with neighbouring shower room. A versatile playroom/study, providing seamless access to both the kitchen and the rear garden.

The heart of the home lies in the superb air-conditioned kitchen/breakfast/garden room, boasting a 'Leicht' kitchen with high-quality wall, base, and drawer units, complemented by quartz work surfaces. Integral appliances, including two eye-level ovens, a large fridge, and a dishwasher, ensure effortless culinary experiences. A separate island unit with a touch-sensitive hob and built-in freezer adds to the functionality of the space. Large patio doors overlook the generously sized rear garden, blurring the lines between indoor and outdoor living.

At the first-floor level, discover five double bedrooms, each exuding comfort and style. The principal bedroom boasts its own balcony to the front

and a luxurious en-suite bathroom with a freestanding bath and large shower cubicle. Four additional bedrooms, two with an en-suite shower room, offer ample space for family and guests. A luxurious family bathroom completes the first-floor accommodation.

Outside, the property features an attached double garage separated from the main house by a covered walkway. The garage has twin full-height electronic remote-controlled up-and-over doors, providing convenient parking and storage. A large paved patio area and fence surround enhance the outdoor living experience, perfect for al fresco dining and entertaining. Within the grounds, there is a detached studio measuring almost 600 sq feet. The studio is of traditional construction with plumbing, drainage, and electricity and is currently utilised as a gym but would also be suitable for many purposes possibly as a home office or annexe (subject to planning).

Entrance door to:

ENTRANCE HALL: A bright spacious full-height vaulted entrance with a remote rain-sensitive skylight and a custom-designed hand-made oak, steel, and glass feature staircase.

STUDY/BEDROOM: Located to the front of the property with built-in storage cupboard.

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SHOWER ROOM: Located immediately next to the study this room has a suite comprising W.C., wash basin and shower cubicle. Wall mounted demisting illuminated mirror.

SITTING ROOM: Located at the front of the house with a feature built-in log burner.

KITCHEN/LIVING ROOM: Accessed via the entrance hall to the rear of the property with three sets of aluminium patio doors providing access to the patio area. The designer 'Leicht' kitchen with Quartz work surfaces is a contemporary masterpiece providing extensive storage and practicality with built-in Siemens appliances including a 'Bora' induction hob with a central fan located in the island unit, eye-level conventional and combination ovens, dishwasher, freezer and full height larder fridge. There is also an air-conditioning unit with both heat and cooling options.

STUDY/PLAY ROOM: With glazed French doors to both the kitchen and the sitting room enabling seamless transitioning around the ground floor.

UTILITY ROOM: Located behind hidden doors from the kitchen providing space and plumbing for laundry plus additional worksurface. There is an external door to the walkway between the kitchen and the garage.

First floor

LANDING: An inviting area with a large picture window to the front aspect providing far-reaching countryside views.

PRINCIPAL BEDROOM SUITE: A stunning room with a full-height glazed sliding patio door opening to the balcony providing far-reaching open countryside views.

EN-SUITE BATHROOM: Suite comprising bath, W.C., wash basin, and shower cubicle

BEDROOM 5/DRESSING ROOM: A spacious double room with rear aspect window. Could easily be adapted to create a dressing room accessed from the master bedroom suite if required.

BEDROOM 2: With Velux skylight windows.

EN-SUITE SHOWER ROOM: With W.C., wash basin and shower cubicle.

BEDROOM 3: Window to the rear.

EN-SUITE SHOWER ROOM: With W.C., wash basin and shower cubicle.

BEDROOM 4: Window to the front aspect providing excellent views, glazed side door providing access to the balcony.

BATHROOM: A luxurious sumptuous room with feature free-standing bath, shower cubicle, wash basin, and W.C.

Outside

To the front, the property is approached via the hardstanding drive leading to the **DOUBLE GARAGE** with ample parking and a turning area. The front garden is mainly lawn with hedge boundaries.

The rear garden is very private and secure with a spacious patio area accessed from the kitchen/living room. The patio leads to a lawned area leading to a further patio area at the foot of the garden and the **DETACHED STUDIO/POTENTIAL ANNEXE** (subject to planning). Beyond the rear garden is a charming wooded area adding to the privacy and seclusion of the property.

LOCAL AUTHORITY: Mid Suffolk District Council. Band F

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EPC RATING: D

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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

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

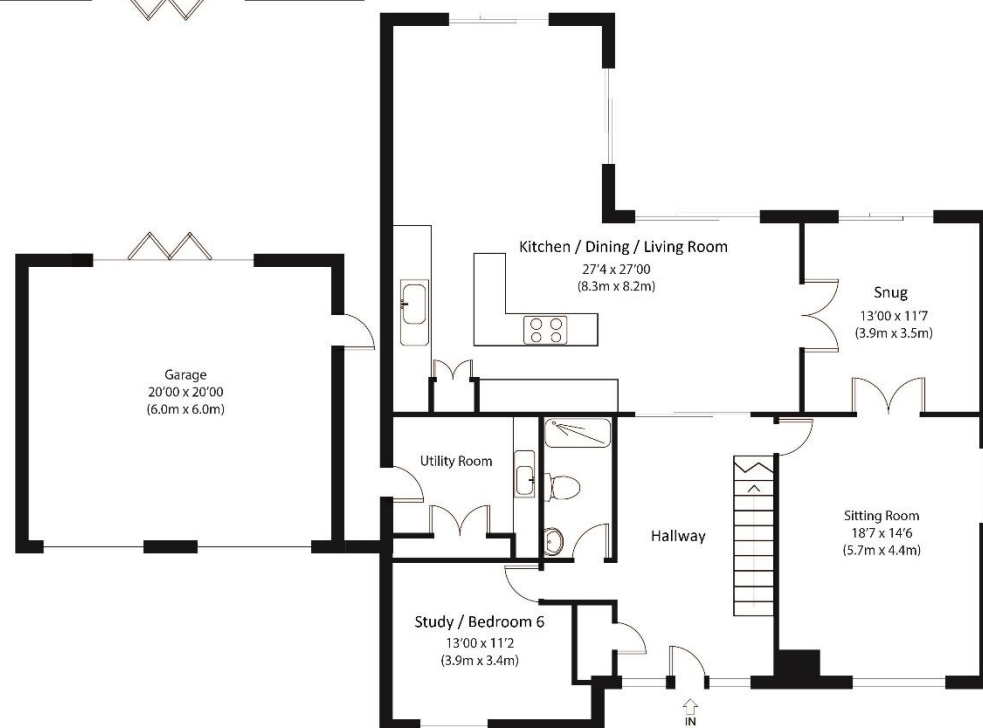


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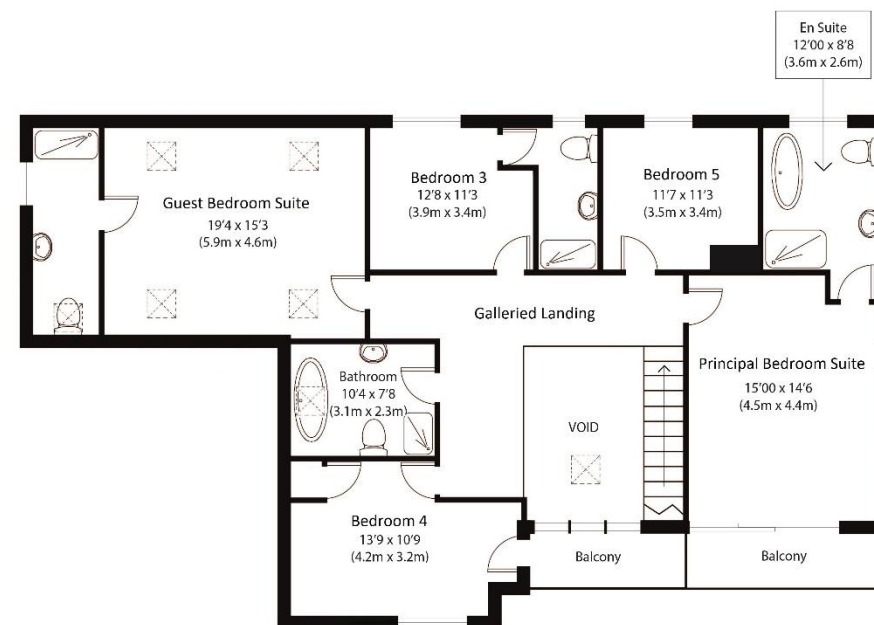


Approximate Gross Internal Area 4055 sq ft (Including Outbuilding) (377 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground Floor



First Floor

