



BIRCHCROFT
HOUSE

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DAVID
BURR

Birchcroft
Haughley Green, Suffolk



Birchcroft, Haughley Green, Suffolk, IP14 3RQ

Haughley Green, a picturesque hamlet within 1.5 miles of Haughley village, offers a serene living environment with convenient access to everyday amenities. Haughley village features general stores, a post office, bakery, public house, parish church, and primary school. The village hall hosts various community groups such as a pre-school, dance school, clog dancing, and W.I. Additionally, Haughley is home to bowls and football clubs. The hamlet's proximity to the A14 provides easy access to Stowmarket (4 miles away) with extensive amenities and a commuter rail station to London's Liverpool Street Station. Bury St Edmunds, located 13 miles away, offers a comprehensive range of schooling, shopping, recreational, and cultural facilities.

Birchcroft is a newly constructed, detached, executive residence built by esteemed local builders, with distinctive architecture and contemporary design, showcasing both impeccable craftsmanship and smart home technology. Spanning over 3600 sq ft, this unique property has an abundance of character, and is designed for both luxury living and energy efficiency, featuring a programmable Rako™ smart lighting system, Collingwood™ external lighting, and a DoorBird™ Video Intercom. The Daikin™ air source heat pump provides underfloor heating to the ground floor and to the radiators on the first floor, controlled in each zone by Heatmiser™ thermostats. A customisable Zappi™ EV home charger is installed in the cart lodge.

The property sits on grounds of approximately 1 acre including part walled grounds, a triple bay cart lodge with additional accommodation and ample off-street parking behind automated entrance gates. Birchcroft offers unrivalled countryside views and exceptional outdoor space. **(Up to 8 acres of adjoining equestrian land available by separate negotiation).**

A brand-new and contemporary family home, intelligently designed for modern living, with exceptional detail throughout, set within 1 acre, benefiting from wonderful countryside views. Up to 8 acres of adjoining equestrian land available by separate negotiation.

GRAND ENTRANCE HALL: With a contemporary, hand-crafted oak staircase, this is an amazing double-storey space with a unique, bespoke window at first-floor level providing height, space, light and volume.

CLOAKROOM: With Duravit™ W.C. and wash basin.

OPEN PLAN KITCHEN/DINING/SUN ROOM: This area is thoughtfully divided into distinctive zones, with recessed LED lighting. The German Schüller™ kitchen is equipped with high-quality matching wall and base units, a Franke™ 1½ bowl sink with drainer and mixer tap and a

preparation island with a built-in Bora™ induction hob, integrated extractor and breakfast bar. Siemens™ integrated appliances include a full-height fridge freezer, dishwasher, electric ovens, and wine cooler. The Pastorelli™ porcelain tiled floor extends to the dining and sun room areas, both designed to maximize the enjoyment of the garden and countryside views through full-height Sunflex™, ultra-slim, sliding patio doors and bespoke korniche roof lantern, allowing light to flood in.

UTILITY ROOM: With further storage, including a crafted pantry area, built in shelving allowing the washing machine and tumble dryer to sit at

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waist level and an external door to the side garden area.

DRAWING ROOM: A substantial space featuring a log-burning stove, inglenook fireplace and full-height Sunflex□, ultra-slim, sliding patio doors that open to the garden and countryside beyond.

STUDY: A spacious, comfortable multi-purpose room perfect for those who work from home or as a children's playroom. Located at the front of the house with views over the driveway and front gardens.

First Floor

GALLERIED LANDING: Providing panoramic views to the front aspect and access to all four double bedrooms and the family bathroom. Large walk-in cupboard.

MASTER BEDROOM: Offering unparalleled countryside views through the Sunflex™ ultra-slim, glazed patio doors and distinctive Juliet balcony to the rear aspect. The room boasts a vaulted ceiling, further enhancing the feeling of light and space and providing a tranquil retreat.

EN SUITE SHOWER: Featuring a luxury suite including a Merlyn™ cubicle, hansgrohe™ shower, Duravit™ W.C. and wash basin in vanity unit.

BEDROOM 2: Offering stunning views of the garden and open countryside beyond.

EN SUITE: Featuring a Merlyn™ cubicle, hansgrohe™ shower, Duravit™ W.C. and wash basin in vanity unit.

FAMILY BATHROOM: Having a luxury suite including bath, Merlyn™ enclosure, hansgrohe™ shower, Duravit™ W.C. and wash basin in vanity unit.

BEDROOM 3: Window to the front aspect.

BEDROOM 4: Window to the rear with lovely views.

Outside

CART LODGE AND GARAGE/WORKSHOP:

Ground Floor: 9.3m x 5.6m with two open bay spaces and an enclosed garage. Zappi™ EV home charger.

First Floor: An external staircase leads to a large room (9.3m x 5.6m) currently undecorated, with potential for office space, cinema room, or other uses, featuring three Velux™ roof windows.

GARDENS AND GROUNDS:

The property is approached via a driveway leading to the automated iroko hardwood gates and Doorbird™ video intercom.. Beyond the gates, the driveway continues, providing space for multiple vehicles. To the left, you will find the cart lodge and garage and to the right of the house is a further gate providing vehicular access to the rear garden and paddocks beyond.

The rear garden is accessed from the kitchen/living area and the drawing room, both of which open to a delightful patio area with Collingwood™ external lighting. The patio leads to a large enclosed lawned area. The house, driveway and garden measure approximately 1 acre.

AGENTS NOTE: Up to 8 acres of adjoining equestrian land available by separate negotiation.

It is understood that an overage clause has been in place since May 2023 and will last for a period of 35 years. For further information, please contact the office.

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SERVICES: Mains water, drainage and electricity are connected. Daikin™ air source heat pump powering underfloor heating to the ground floor and radiators to the first floor. NOTE: None of these services have been tested by the agent.

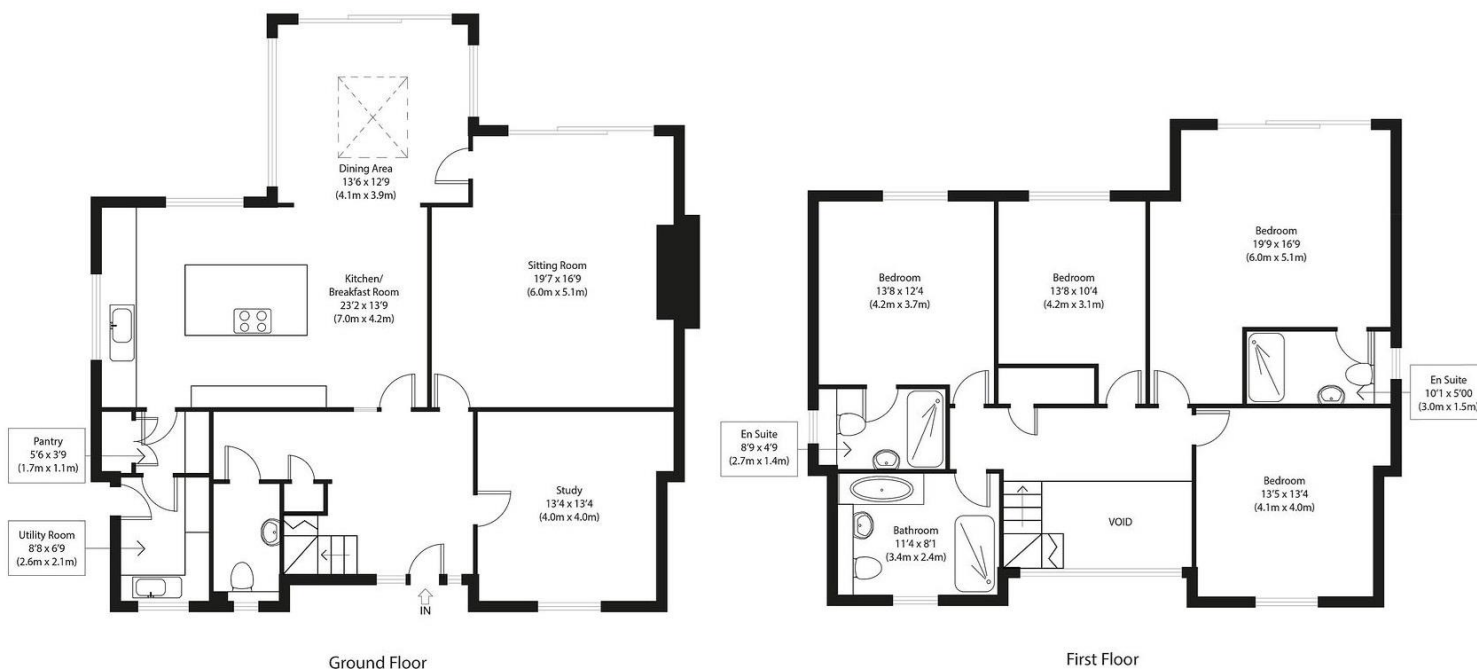
LOCAL AUTHORITY: Mid Suffolk District Council.

EPC Rating: B

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

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



Approximate Gross Internal Area
Main House 2525 sq ft (235 sq m)
Outbuilding 970 sq ft (90 sq m)
Total 3495 sq ft (325 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. copyright www.osphoto.co.uk

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