



**Wamil Hythe**  
**Worlington, Suffolk**

**DAVID**  
**BURR**







# Wamil Hythe, The Street, Worlington, Bury St. Edmunds, Suffolk, IP28 8RU

The Suffolk village of Worlington lies approximately 8 miles north east of the world renowned horse racing town of Newmarket and approximately 20 minutes commute to the outskirts of Cambridge. It is home to the Royal Worlington, often listed among the UK's top 100 golf courses, and the highly regarded Worlington Hall hotel and restaurant. There is also an active cricket club and a pub, all with excellent links to the A11, Cambridge and London.

A substantial detached six-bedroom property measuring over 3,200 sq. ft of accommodation, tucked away with delightful gardens of approximately 1.3 acres. The property has been superbly updated and improved in recent years and offers impressive living proportions with large, light rooms and the potential to create a self-contained annexe. Externally the property enjoys extensive mature gardens, a heated swimming pool powered by solar panels and air source heat pump and stabling for equestrian purposes.

## **A substantial detached six-bedroom property measuring over 3,200 sq. ft of accommodation, tucked away with delightful gardens of approximately 1.3 acres.**

**ENTRANCE HALL** With shelving for coats and shoes and attractive tiled flooring with door leading through to the:

**DINING ROOM** A spacious and welcoming room which is open plan to the kitchen and features French doors leading out to the swimming pool area and dining terrace.

**KITCHEN/FAMILY ROOM** The hub of the home, extensively fitted with a wide range of units under granite worktops with a sink and drainer inset and central preparation island with breakfast bar. Appliances include a double oven AGA, space for a range cooker, space for a fridge/freezer and plumbing for a dishwasher. Open plan through to the sitting/dining area with large pantry cupboard and French doors opening to the rear terrace and swimming pool beyond.

**UTILITY ROOM** A range of base and wall units with work surfaces over and Belfast sink with drainer and mixer tap, stable door to side, plumbing and space for tumble dryer and washing machine and door to:

**CLOAKROOM** With a WC, pedestal wash hand basin and fitted storage units

**BEDROOM 2** A lovely light room with window to front and extensive mirrored wardrobes.

**STUDY** Outlook to the front

**FAMILY BATHROOM** Stylishly fitted with a bath with shower over, WC and wash basin with mixer tap and vanity cupboard storage under, ladder style towel rail and built-in storage cupboards

**KITCHEN** Fitted with a modern range of base and wall units with quartz worktops and sink inset. Appliances include an induction, hob, eye level oven with microwave combi oven and integrated dishwasher. French doors lead to the garden and double doors open to the:

**LIVING ROOM** An impressive, south facing double aspect room featuring a large bay window overlooking the rear garden, attractive fireplace with wood burning stove and built in shelves to either side. French doors open to the newly installed terrace.

**REAR HALLWAY** Previously configured as an annexe and leading to:

**MASTER BEDROOM** A delightful room divided into a spacious bedroom with cupboard and steps leading down to a separate dressing/sitting room with French doors opening to the swimming pool area. **EN SUITE** Fitted with a WC, wash basin and bath with shower over and a heated towel rail.

**BEDROOM 3** Double aspect with windows to rear and side.

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**BEDROOM 4** With window to rear and fitted wardrobes

**BEDROOM 5** With outlook to the rear.

**BEDROOM 6** With window overlooking the pool.

**BATHROOM** With WC, wash basin, bath with shower over, heated towel rail and airing cupboard.

## Outside

The property sits in a quiet, tucked away location approached by electric double gates leading onto an extensive driveway providing parking and turning for several vehicles which in turns leads to the **DOUBLE GARAGE** (doors currently bricked up). An additional driveway leads to the stable yard comprising **3 stables, a tack room and store with power and water, field shelter/open stables beyond as well as the base for a horse walker.**

The gardens are a wonderful attribute, surrounding the property and providing a great deal of privacy within a parkland setting. To the rear is the enclosed **heated swimming pool** heated by solar panels and an electric heat pump, surrounded by paved terraces and raised decking creating a Mediterranean feel, ideal for al fresco entertaining. The principal gardens are lawned and enjoy a southerly aspect with an extensively paved terrace and mature beds and borders, trees and shrubs affording a great deal of privacy and tranquility.

**In all about 1.3 acres.**

**SERVICES** Oil fired central heating. Mains water, and electricity, private drainage. Solar panels and air source heat pump provide heating for the swimming pool, and produce a quarterly rebate. Note: None of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F.** (£3,071.55 per annum).

**TENURE** Freehold.

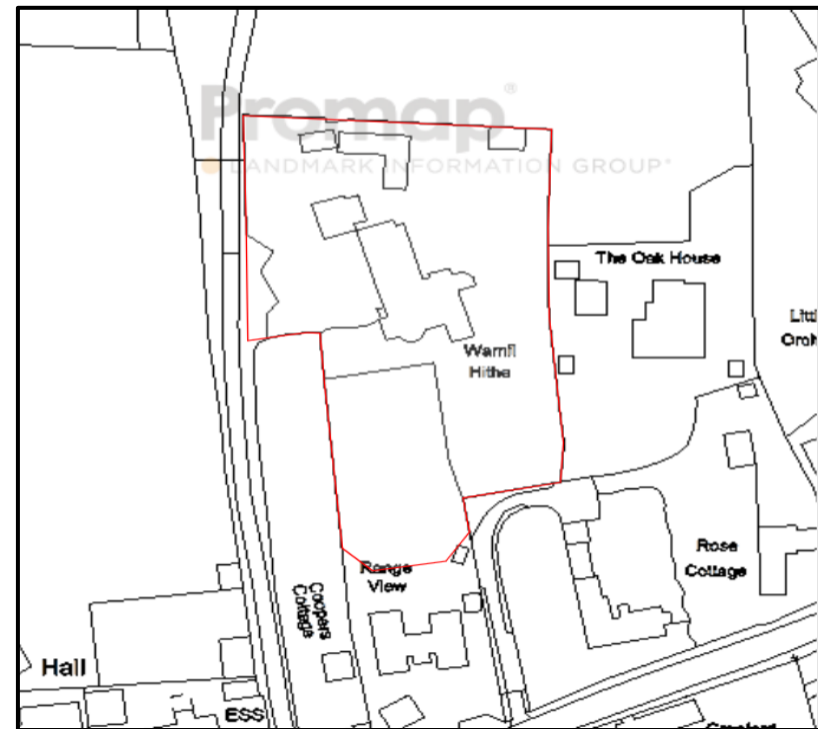
**WHAT3WORDS** dizziness.prestige.magical

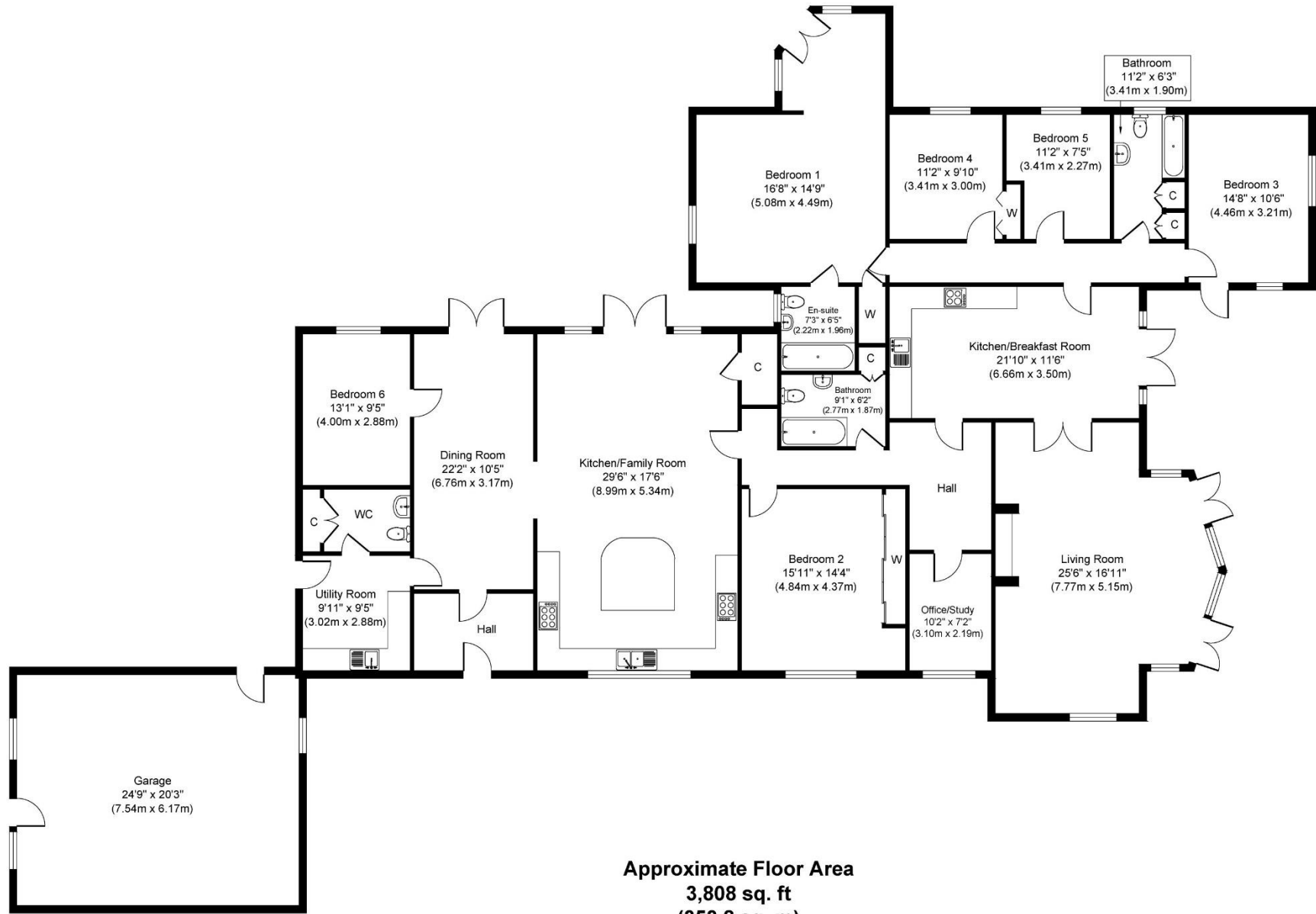
**EPC** TBC.

**COMMUNICATION SERVICES: (Broadband):** Yes Speed up to 80 Mbps download, up to 20 Mbps superfast. **Phone signal :** Likely with all major providers.

**VIEWING** by prior appointment only through David Burr estate agents

**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 whatsoever 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 Floor Area**  
**3,808 sq. ft**  
**(353.8 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







