



**New House**  
**Long Thurlow, Suffolk**

**DAVID  
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# New House, Long Thurlow, Badwell Ash, IP31 3JF.

Long Thurlow is a small and attractive Suffolk hamlet surrounded by rolling countryside, yet positioned conveniently for access to nearby villages and market towns. Badwell Ash offers a village shop and public house, whilst the historic town of Bury St Edmunds lies within easy reach, providing excellent schooling, independent shops, restaurants and cultural amenities. Mainline rail services to London are available from Stowmarket and Diss. This is a location that offers rural sophistication — peaceful, connected and increasingly desirable.

A substantial and impeccably proportioned executive residence enjoying a peaceful semi-rural setting with far-reaching field views, generous gardens and beautifully balanced accommodation extending to approximately 2,207 sq ft. New House is a residence of genuine scale and quality, a home that combines executive proportions with countryside tranquillity. Its flexibility, setting and generous gardens make it ideally suited to families seeking both space and lifestyle in equal measure. A distinguished Suffolk home designed for modern country living.

## A Home of Scale, Light & Setting.

### Ground Floor – Effortless Entertaining & Everyday Living

The welcoming entrance hall provides a natural divide between formal and informal spaces, creating excellent flow across the ground floor.

The principal sitting room, extending to almost 30 feet in length, is a particularly striking space — ideal for entertaining on a grand scale yet equally suited to relaxed family evenings.

At the heart of the home lies the outstanding kitchen/breakfast room (over 25 feet in length). Designed to be both functional and social, this is a room where daily life unfolds — generous preparation space, excellent storage, walk-in pantry and ample room for dining and gathering. A separate utility room ensures practicality is thoughtfully catered for.

Further reception accommodation includes:

- An elegant dining/family room
- A dedicated study for home working

A utility room and cloakroom complete the ground floor, reinforcing the house's suitability for entertaining and larger households.

The ground floor alone extends to over **1,500 sq ft**, offering genuine flexibility for changing needs.

### First Floor – Comfort & Proportion

Upstairs, the sense of space continues.

The principal bedroom suite is particularly impressive, extending to over 20 feet in length and enjoying open countryside views. With en-suite facilities and excellent proportions, it provides a calm and private retreat.

Three further double bedrooms, all generously sized, are served by a well-appointed family bathroom. The balance and symmetry of the first floor create a harmonious and practical arrangement ideal for families.

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## Gardens & Grounds – Space to Breathe

Approached via a generous driveway with parking for multiple vehicles, New House enjoys a sense of openness rarely found in modern homes.

The rear garden is expansive and predominantly laid to lawn, offering a safe and versatile environment for children, entertaining or future landscaping ambitions. The backdrop of open fields enhances the feeling of rural seclusion and uninterrupted sky, a defining feature of the property. A garage provides additional storage or secure parking.

**SERVICES:** Mains water, drains and electricity.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band E

**EPC:** D

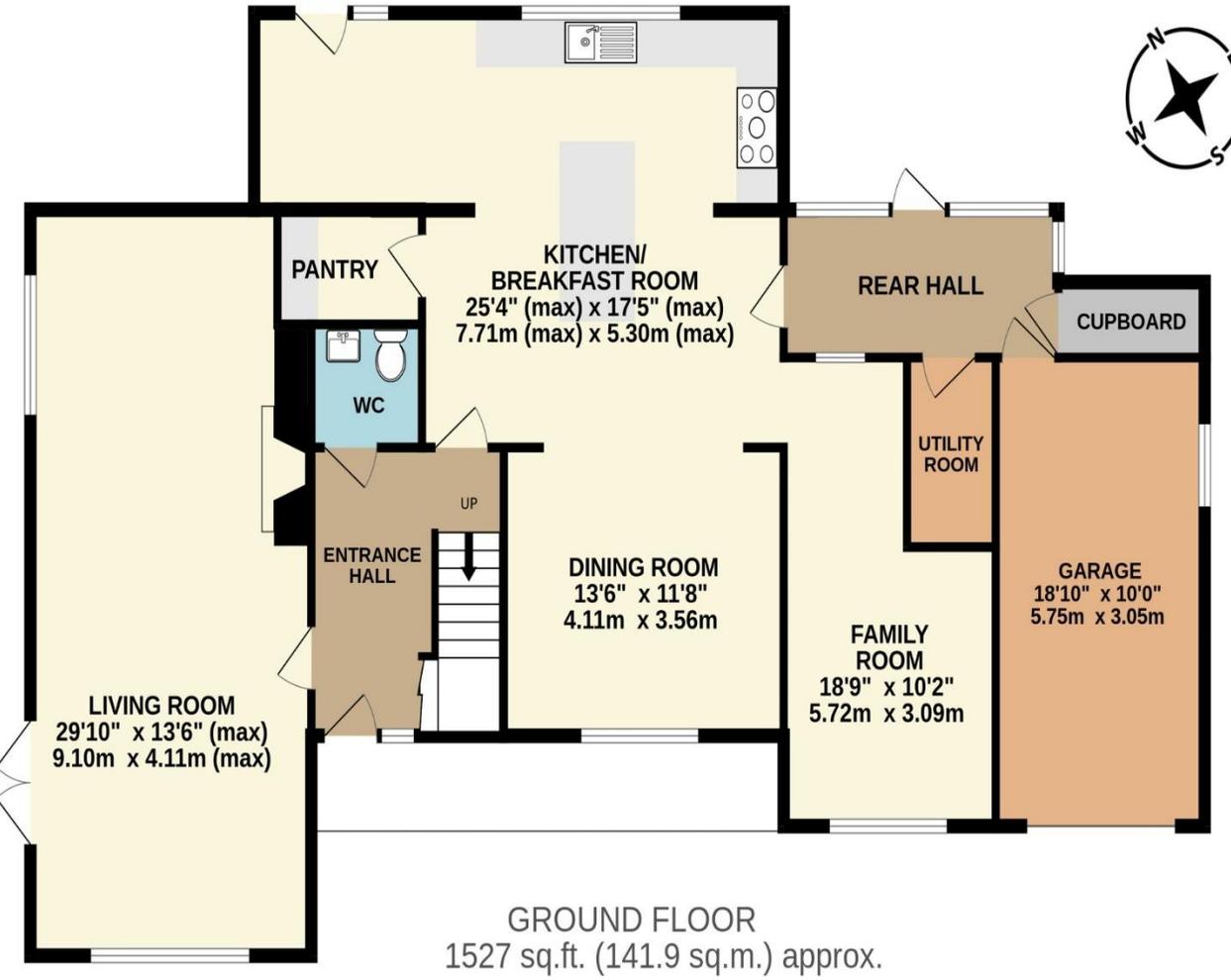
**BROADBAND AND MOBILE:** Please see our website and [Ofcom.org.uk](http://Ofcom.org.uk) for further details

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

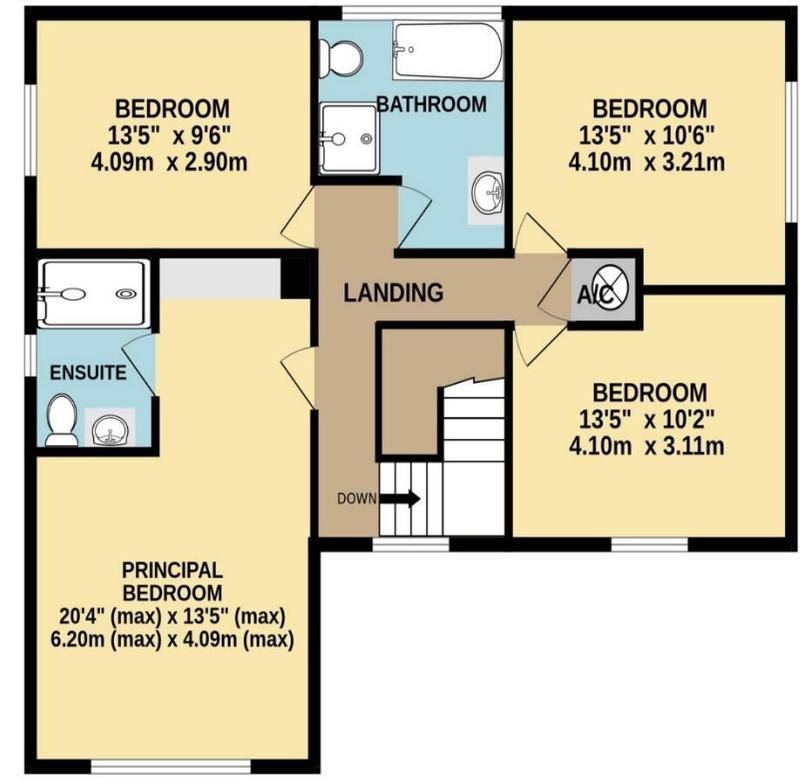
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**1ST FLOOR**  
868 sq.ft. (80.6 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**  
Accommodation: 2207 sq.ft (205.0 sq.m) - Garage: 118 sq.ft (17.5 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for David Burr Estate Agent.

