



**High Gables  
Drinkstone, Suffolk**

**DAVID  
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# High Gables, School Meadow, Drinkstone, IP30 9SW

Drinkstone is a small and lively village of two windmills with a wonderful modern village hall, host to many activities, clubs and social events, 14th Century church, children's play area and playing field. The neighbouring villages of Woolpit and Rattlesden providing a range of local shops, primary schools and Woolpit provides a health centre. The village is located approximately 6 miles from Stowmarket with a good range of everyday amenities and mainline rail link to London Liverpool Street. Bury St Edmunds is approximately 8 miles with an excellent range of schooling, shopping, recreational and cultural facilities.

Occupying a prominent position in one of Mid Suffolk's most sought-after locations, directly opposite the parish church of Drinkstone, this substantial and well-proportioned detached home offers generous and versatile accommodation extending to approximately 2,398 sq. Ft. The property provides excellent space for both family living and entertaining with Amtico flooring throughout, complemented by a large garden enjoying countryside views to the rear. Further benefits include a double garage and off-street parking for several vehicles.

## **A spacious and versatile village home enjoying an exceptional setting with far-reaching countryside views.**

**ENTRANCE HALL** - A welcoming reception area providing access to the principal ground floor rooms, staircase rising to the first floor and useful under stairs built-in storage cupboard.

**LIVING ROOM** – 21'8" x 13'9" (6.60m x 4.20m) A generously proportioned reception room enjoying excellent natural light, with double doors opening through to the adjoining reception space. The room is centred around a delightful feature fireplace creating an attractive focal point.

**DINING ROOM/SITTING ROOM** – 21'8" x 15'5" (6.60m x 4.70m) An impressive open plan reception area ideally suited to both formal dining and relaxed seating, with bi-fold doors featuring views across the gardens and providing excellent entertaining space with access to the rear. This area benefits from an air conditioning unit.

**KITCHEN** – 16'9" x 11'10" (5.10m x 3.60m) Fitted with an extensive range of units providing ample storage and preparation space, complemented by an island incorporating additional work preparation surface, breakfast bar area and integrated hob which offers gas & induction. The kitchen further benefits from two eye level double ovens, integrated fridge freezer and integrated dishwasher. Sink unit with mixer tap and Quooker tap. Door providing access through to the utility room.

**UTILITY ROOM** – 8'6" x 7'3" (2.60m x 2.20m) Providing further work surface and space for a washing machine & tumble dryer. With external access, useful storage cupboards and sink with tap over.

**OFFICE/STUDY** – 11'10" x 11'10" (3.60m x 3.60m) A versatile room ideal for home working, additional reception use or bedroom, enjoying views to the front.

**SHOWER ROOM** - Fitted with shower enclosure, wash hand basin and WC.

**FIRST FLOOR LANDING** - A spacious central landing providing access to all bedrooms, bathroom facilities and storage cupboards.

**PRINCIPAL BEDROOM** – 16'10" x 13'9" (5.14m x 4.20m) A substantial double bedroom with dual aspect enjoying views over the rear gardens and countryside beyond, benefitting from fitted wardrobe space and access to:

**EN-SUITE** – Large shower cubicle, wash hand basin and WC.

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**BEDROOM TWO** – 16'5" x 11'10" (5.00m x 3.60m)

A well-proportioned double bedroom dual aspect and built-in wardrobe storage.

**BEDROOM THREE** – 15'1" max x 11'10" (4.60m max x 3.60m)

another spacious double bedroom with built-in wardrobe. Door to en-suite shower room.

**BEDROOM FOUR**– 11'10" x 9'10" (3.61m x 3.00m) A comfortable bedroom with fitted wardrobe.

**BATHROOM** - Fitted with bath, wash hand basin, separate shower enclosure and WC, serving the remaining bedrooms.

## OUTSIDE

The property is approached via a driveway providing off-street parking for several vehicles and leading to the double garage. The gardens are a particularly attractive feature of the property, with a large rear garden offering excellent space for outdoor entertaining and family enjoyment, whilst taking full advantage of the countryside views beyond.

**SERVICES:** Mains water, electricity and private drainage. Oil fired central heating.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details. Fibre optic broadband is available.

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

**COUNCIL TAX:** Band F.

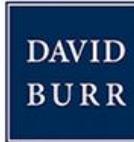
**EPC RATING: D**

**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.





**GROUND FLOOR**  
1299 sq.ft. (120.7 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**  
Accommodation: 2398 sq.ft (222.8 sq.m)  
Measurements are approximate.  
Not to scale. Illustrative purposes only.  
Produced for David Burr Estate Agent.



**1ST FLOOR**  
1099 sq.ft. (102.1 sq.m.) approx.

