



**Grovebury House,  
Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# GROVEBURY HOUSE, BURY ST. EDMUNDS, SUFFOLK. IP33 3RQ

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

An exceptional one-off family home occupying a discreet yet accessible location in the Bury St. Edmunds town centre with the added benefit of underfloor heating, charming gardens, provision for an annexe, garaging and gated off-road parking. The property was built by a highly regarded local builders, Hartog Hutton and has been tastefully upgraded by the current owners during their tenure.

## **A superb family home offering an exceptional accommodation schedule arranged over 3-floors with garaging and gated off-road parking in the Bury St. Edmunds town centre.**

**ENTRANCE VESTIBULE:** With tiled flooring and door to carport. A wall of glass opens into the:-

**Inner Hall:** With stairs rising to first floor and access to rooms on the ground floor.

**KITCHEN/BREAKFAST/LIVING ROOM:** Undoubtedly forming the hub of the home with a beautiful handmade kitchen wrapping around the majority of the room with triple aspect windows to front, rear and side. The kitchen units are finished with thick cut worksurfaces over and a wide range of integrated appliances including a dual ceramic butler sink with mixer tap over. Double wine chiller, American style fridge/freezer, Everhot cooker and dishwasher. The central island has a contrasting colour palette and an integral breakfast bar. The room is tastefully divided to afford a duality of kitchen and living space extending to a substantial living/seating area with ample space for sofas and a large dining table and chairs. A wall of glass overlooks the rear gardens and there is personnel access to the terrace wrapping around the rear and side of the property.

**SNUG:** A cosy room located just off of the inner hall and capable of being used as a home office if so desired. Window to side aspect.

**UTILITY/LAUNDRY ROOM:** Located off of the inner hall. With a further range of base units with stainless steel sink inset with drainer and mixer tap. Spaces for white goods to include washing machine and tumble dryer. Integral storage cupboards housing the water softener, boiler and underfloor heating manifold.

**CLOAKROOM:** With white suite comprising WC and heritage style handwash basin with hot and cold taps and frosted sash window to side.

The inner hall extends to the rearmost part of the property before arriving at a:-

**GALLERIED LANDING:** With stairs to:-

### **Lower Ground Floor**

**DRAWING ROOM:** With a vaulted ceiling and dual aspect windows. A stunning formal reception room, the focal point for which is provided by the red brick fireplace inset with a herringbone style finish and large stone bressummer over. There is an inset Villager log burning stove and French

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style double doors opening onto the lower ground floor stone terrace abutting the rear of the property.

## ANNEXE \*

**ENTRANCE HALL:** Providing open plan access to:-

**KITCHEN/LIVING ROOM:** Appointed with a fitted bar area and spaces for white goods with an undercounter sink with hot and cold taps over. Double doors open to the:-

**BEDROOM 5:** Currently used as cinema room with integral speaker system and space for a wall mounted TV.

**SHOWER ROOM:** Well-appointed with tiled flooring and walls with white suite comprising WC, hand wash basin and shower with glass door.

## First Floor

### LANDING:

**PRINCIPAL BEDROOM:** A stunning principal suite with a super-king size bedroom and a wall of intergrated wardrobes. Sash window to front aspect and door to:-

**EN SUITE:** With white suite comprising claw footed Albion slipper bath with hot and cold mixer taps over. Sink with mixer tap over and storage under. WC, walk-in shower with glass shower screen and drencher head over. Frosted sash window to front.

**BEDROOM 2:** A substantial double bedroom with a wall of integrated wardrobes, sash window to rear aspect and door to:-

**ENSUITE:** With white suite comprising WC, Waverley hand wash basin with mixer tap over, wall mounted mirror and walk-in shower with glass shower screen and drencher head over.

**BEDROOM 3:** A substantial double bedroom with sash window to front aspect. Integral wardrobes.

**BEDROOM 4:** Substantial double bedroom with dual aspect sash windows to rear and side. Integrated wardrobes.

## Outside

The property is accessed via a double electric wooden gates providing vehicular access to the block paved driveway which in turn offers vehicular access to:-

**SINGLE GARAGE:** With up and over door, power and light connected.

**COVERED CARPORT:** With electric car charging point providing immediate personnel access into the hallway.

The property has been thoughtfully landscaped over a number of levels with a terrace wrapping around the rear and side of the kitchen/breakfast/living room. A further lower ground floor stone terrace provides an idyllic space for Alfresco dining and entertaining with stepped railway sleepers leading down to formal lawn and terracing with a covered pond. The gardens have been carefully landscaped with a variety of colourful plants and shrubs while boundaries are clearly defined by fencing to all sides. A series of mature specimen trees (owned by a neighbouring property) provide a high degree of privacy withing the rear gardens an offer a =genuine sense of seclusion. There is a further gated pedestrian access leading from the roadside while the majority of the front elevation of the property is set behind a brick wall.

## AGENTS NOTE

\*The annexe is currently used as an extension of the existing accommodation schedule although provision for a kitchen area where the

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existing bar is, is already in place and could be converted to a kitchen if so desired.

The property has solar panels and battery storage.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3,641.45 -2025/26.

**EPC RATING:** Awaiting report.

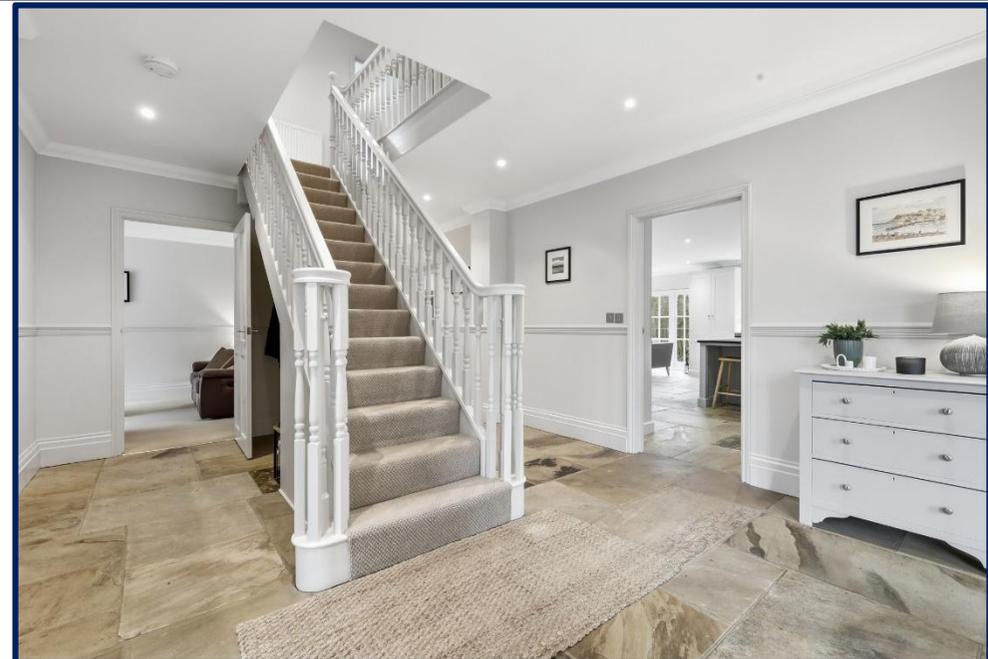
**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three and Vodafone – good outdoor and in-home. 02 – good outdoor. (Source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///factored.clock.shelving.

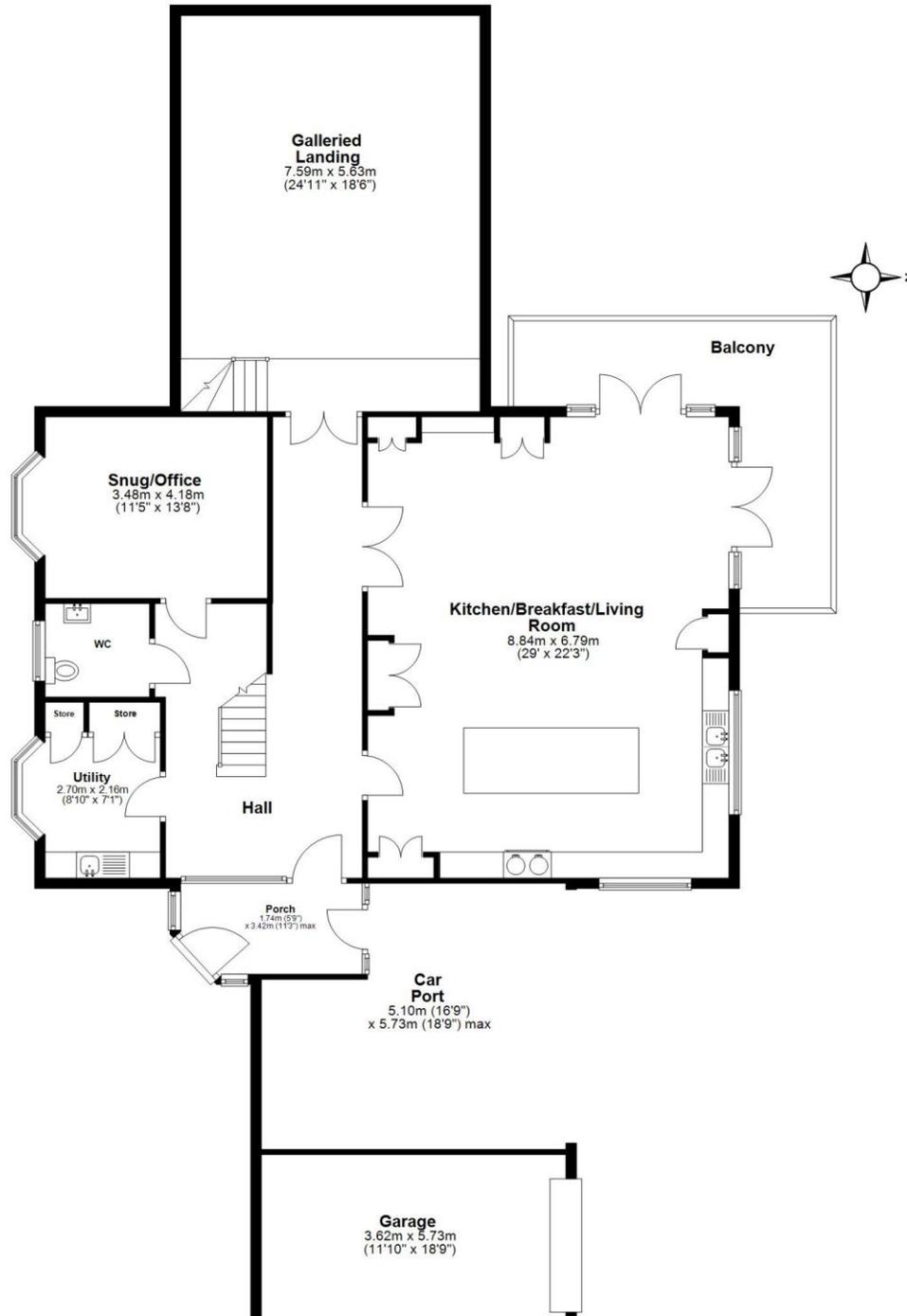
**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**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.



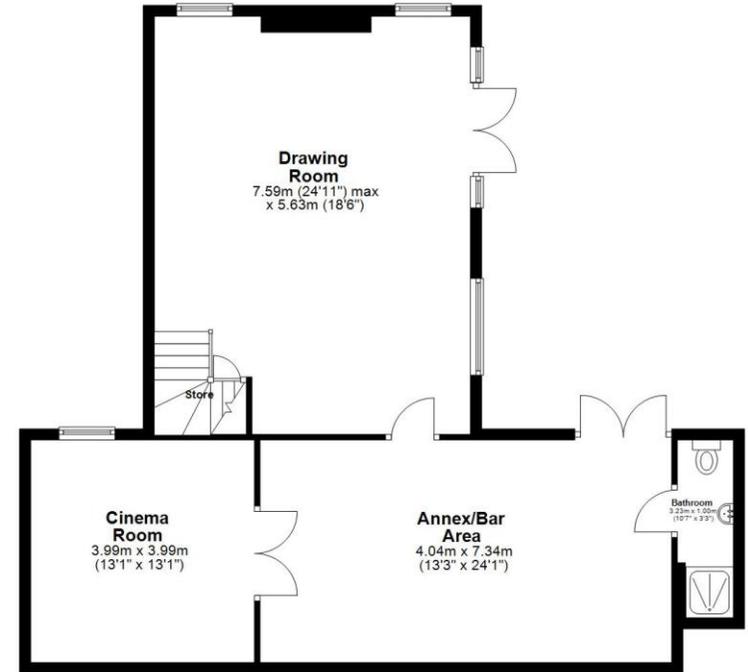
### Ground Floor

Approx. 210.9 sq. metres (2269.9 sq. feet)



### Basement

Approx. 92.8 sq. metres (999.1 sq. feet)



### First Floor

Approx. 113.2 sq. metres (1218.1 sq. feet)

