



**Staplehurst,  
3 Spencers Piece,  
Rattlesden,  
Bury St Edmunds,  
Suffolk, IP30 0SA  
O.I.E.O £500,000**

**ROBINSON'S PORTFOLIO**  
THE PREMIER PROPERTY AGENTS

# Staplehurst, 3 Spencers Piece, Rattlesden, Bury St Edmunds, Suffolk, IP30 0SA

Offered with no upward chain. A fine detached family home situated in this most sought-after conservation village. Easy access to local facilities, the A14 at Woolpit and the popular commuter mainline rail link to Liverpool Street at Stowmarket. The property offers well-planned, classically styled accommodation suited both to a family and those wishing for a comfortable well-presented home with an outstanding garden.

Staplehurst is approximately 14 years old and occupies an idyllic setting within a small private close of only 5 houses- all of which are of similar design and stature. Located in the centre of this highly sought-after conservation village with views towards the C13th St Nicholas Church to the front and of gently rising ground dotted with thatched roof tops and a tree canopied vista to the rear. Within Rattlesden there are two friendly public houses, one having a restaurant and the other a broad selection of fine ales, a highly-regarded Church of England primary academy, village hall, playing fields and a community shop & Post Office which clearly illustrates the community-led spirit of the village.

This handsome and classically styled property has gault brick elevations beneath a gable slate roof with double glazed timber sash windows. The central heating is oil fired serving radiators and the sitting room has a log burning stove. The exceptional accommodation in terms of layout, design and presentation affords French oak to both ground and first floors apart from the tiled areas and staircase.

In summary, entrance hall, cloakroom, kitchen / breakfast, utility / rear lobby, formal dining room, sitting room, study. Galleried landing, master bedroom with en-suite shower, three further double bedrooms, bathroom. Ample parking and detached double garage. Glorious south-facing rear garden with terrace overlooking the beautifully landscaped garden.

## THE ACCOMMODATION IN FULL:

Substantial panelled door with glazed upper sections within a classic door case of cornice supported on pilasters, leading to:

**RECEPTION HALL:** 19' 6" x 5' 10" (5.9m x 1.7m) overall. Principal reception rooms lead off as does the single flight of stairs with useful under stairs cupboard. Radiator.

**CLOAKROOM:** A crisp white suite of WC, pedestal hand basin, extractor fan, radiator.

**KITCHEN / BREAKFAST:** 19' 7" x 11' 5" (5.9m x 3.5m) into bay plus 8' 11" x 6' 6" (2.7m x 2m). The kitchen area is comprehensively fitted with a range of maple base cupboards and drawers with wine rack, integrated dishwasher, finished in stone composite worksurface having grooved drainer and inset 1 ½ bowl sink with centre mixer tap also providing filtered water, matching upstands. Centre stage is the stainless steel Rangemaster

range cooker with two ovens, pan drawer and 6 gas burners (private supply). Glass return and matching Rangemaster stainless steel hood / light. Matching wall cabinets and cupboards with under-unit lighting.

Tiled floor extends to the generous dining / breakfast area which is partly incorporated within a box bay enjoying patio and garden views. Space for upright fridge freezer and further free standing furniture- if required. French windows lead to the sheltered terraced area. Radiator.

Door to;

**UTILITY / LOBBY:** 7' 9" x 5' 2" (2.3m x 1.6m). Matching base units comprising cupboards, space and plumbing for washing machine, floor mounted combi oil fired central heating boiler. Wooden worksurface above with butler sink with centre mixer tap, return tiling. Tiled floor, radiator, coat hooks and half glazed side door. Extractor fan. Water softener.

**SITTING ROOM:** 19' 6" x 13' 7" (5.9m x 4.1m). A particularly light and well proportioned triple aspect room, the focal point of which is the red brick fireplace in which stands the 'Jotul' wood burning stove (11 months old) upon a brick hearth with oak bressumer and mantelshelf above. French windows afford views of the established and landscaped rear garden. Radiator.

**DINING ROOM:** 12' 7" x 10' 9" (3.8m x 3.3m). A comfortable room enjoying a double aspect. Radiator. Church views.

**STUDY:** 9' 5" x 6' 6" (2.8m x 2m). Side window, radiator.

Staircase of vase turned balusters and a natural finish hand rail leads to the **GALLERIED LANDING** with elegant window to the front and views of the 13<sup>th</sup> Century St Nicholas Church in the distance. Radiator. Built-in airing cupboard, loft access. The landing and all bedrooms have French oak flooring.

**BEDROOM 1:** 14' 8" x 11' 9" (4.4m x 3.6m). Rear garden views.

**EN-SUITE SHOWER:** 8' 6" x 5' 7" (2.6m x 1.7m). Superbly presented with a generous tiled shower enclosure with direct-feed supply. WC, twin vanity basins, wall tiling, heated towel rail, wall light point, extractor fan.

**BEDROOM 2:** 12' 7" x 10' 9" (3.8m x 3.3m). A double aspect room. Radiator. Church view.

**BEDROOM 3:** 13' 7" x 9' 6" (4.1m x 2.9m). Fitted double and single wardrobe. Radiator. Church view.

**BEDROOM 4:** 13' 7" x 9' 7" (4.1m x 2.9m). Fitted double and single wardrobe. Radiator. Rear views.

**BATHROOM:** 8' 6" x 6' 5" (2.6m x 1.9m). A white suite of panelled bath with centre mixer tap and shower attachment, tiled shower enclosure having direct-feed, pedestal hand basin, heated towel rail, tiled floor, wall tiling, window to side and extractor fan.

**OUTSIDE:** A generous paved driveway for several vehicles leading to the double garage. To the front a low wall with piers having wrought iron railings. The rear garden is simply stunning, created by the owners and designed for maximised appeal through variety and colour whilst minimising maintenance. The southerly aspect is a real bonus, so too is the high degree of privacy. Side gate to the drive and personal door to the garage. Immediately outside the kitchen French windows is the sheltered terrace which enjoys slightly elevated views of the garden.

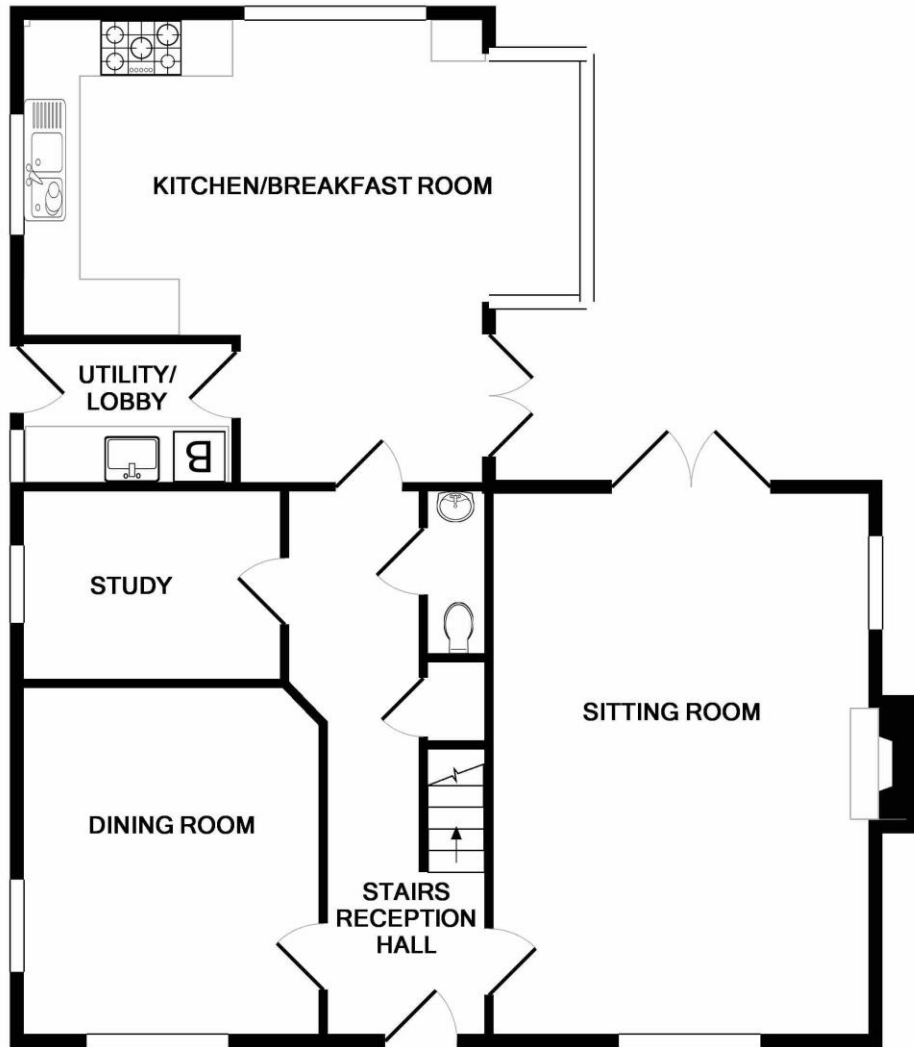
**DOUBLE GARAGE:** 18' 7" x deep x 18' 3" wide (5.6m x 5.5m). Gabled roofed. Twin cantilever action doors, storage in the roof trusses. Personal door, side window, painted floor, power and light.

**DIRECTIONS:** Upon reaching the centre of Rattlesden the driveway to Spencers Piece which leads to Staplehurst, is adjacent to the south side of the hump-back bridge (on the Brewers' Arms side)

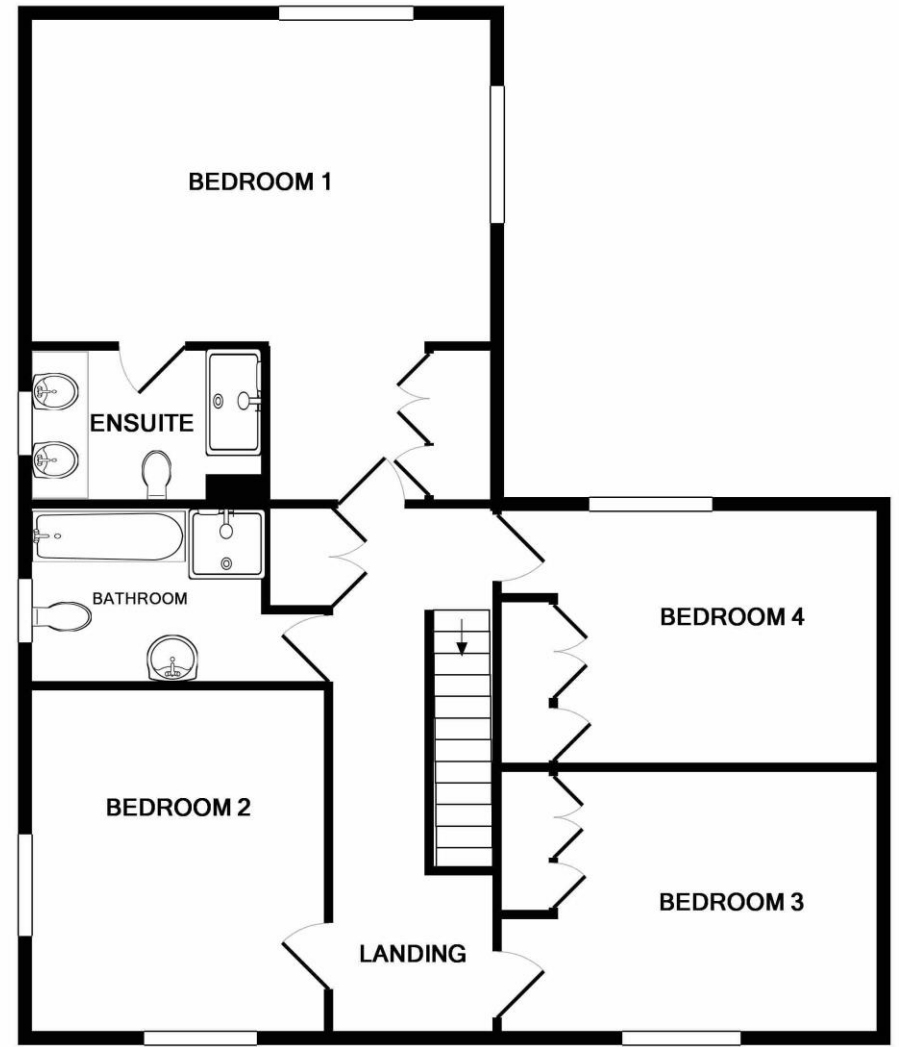
## At a glance...

<b>Address:</b>	Staplehurst, 3 Spencers Piece, Rattlesden, Bury St Edmunds, Suffolk
<b>Postcode:</b>	IP30 0SA
<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4
<b>Square footage:</b>	164 m <sup>2</sup> to 1765.28 ft <sup>2</sup>
<b>Drainage:</b>	Mains
<b>Viewing arrangements:</b>	By appointment, telephone (01284) 769694, or Clive Robinson direct on 07796 271716.
<b>Further questions:</b>	Telephone (01284) 769694
<b>Heating:</b>	Oil fired central heating.
<b>Current Council Tax:</b>	Band E
<b>Date on market:</b>	May 2017
<b>Local Authority:</b>	Mid Suffolk
<b>EPC</b>	D (65)





GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Please note: i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide angle lens. Contents, Fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

