The Park, Great Barton, Bury St. Edmunds

Sheridans

The Park, Great Barton, Bury St. Edmunds IP31 2SU

Guide Price £875,000

This stylish, contemporary and highly individual detached property enjoys a delightful location within The Park, which is arguably one of the most desirable addresses in the sought-after village of Great Barton. Designed by the well-regarded Brown & Scarlett Architects and built to a high standard approximately 15 years ago, the property offers a substantial level of particularly spacious accommodation extending to more than 3,000 sq ft. It would easily suit buyers seeking a large family home or dual-generation living. The current vendors have made considerable improvements, including a smart three-bay cart-lodge garage and a stunning re-fitted “live-in” kitchen/dining/family room in 2018.

The property features superb open-plan style living accommodation presented to a high standard, comprising a huge reception hall/flexible reception room with door to the cloakroom and double doors opening into the spacious dual-aspect sitting room with fireplace and bay window with French doors to the gardens. The vaulted kitchen/dining/family room is a fantastic space for entertaining, with a striking fitted kitchen complemented by quality integrated appliances, an Aga, central island with hob and extractor, and French doors opening to the west-facing garden. Adjacent to the kitchen is a separate utility and shower room, and the ground-floor accommodation is completed by a spacious dual-aspect bedroom with en-suite.

On the first floor, the landing - with airing cupboard and access to a large loft space—leads to three comfortable bedrooms, including the dual-aspect principal bedroom with en-suite. The generous family bathroom, with bath and separate shower enclosure, serves the remaining two bedrooms and completes the first-floor accommodation.

Outside
The property is approached via a driveway providing parking and turning space for up to 10 cars, leading to a more recently built triple-bay cart-lodge garage.
The wrap-around gardens are mostly laid to lawn and include a variety of mature trees and shrubs. Two large paved terraces, situated off the kitchen and the sitting room, create ideal areas for outdoor entertaining and al-fresco dining, while enjoying the delightful south-westerly aspect.

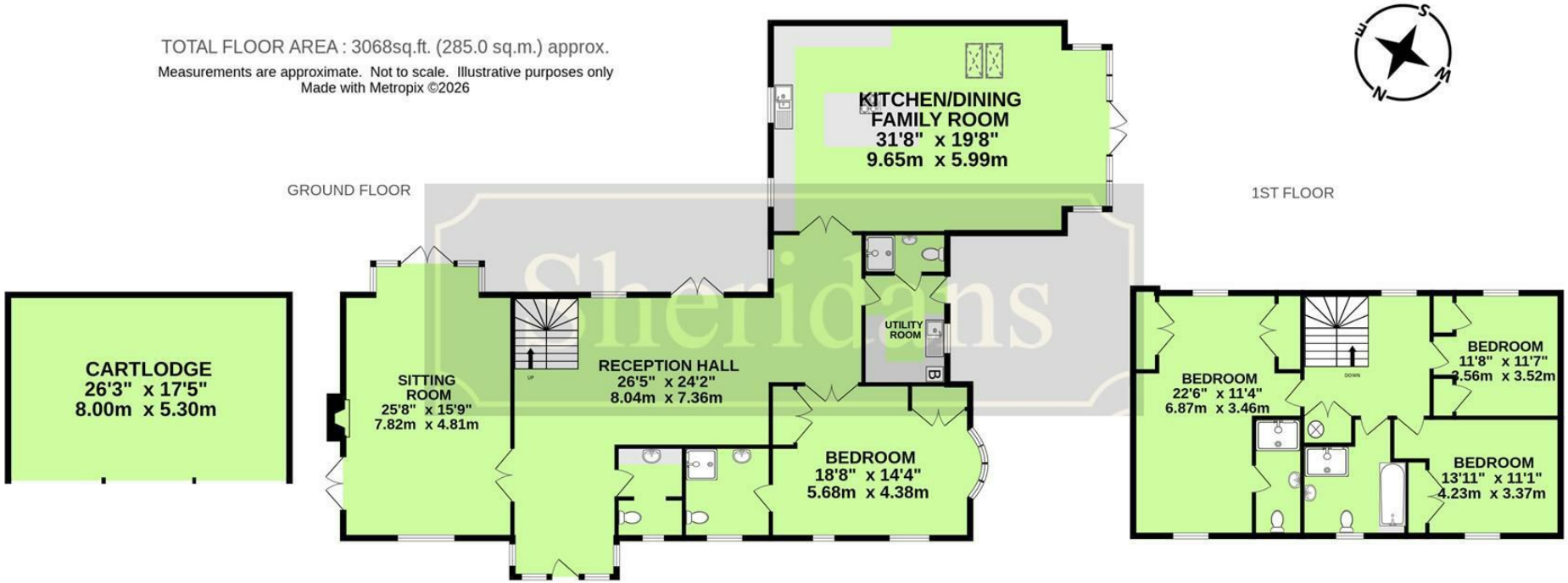
Location
The property enjoys a secluded setting set back from a small lane known as 'The Park' so called because the site was originally in the grounds of a magnificent hall 'Barton Hall', owned by the Bunbury Family. Great Barton is a sought-after village situated approximately three miles to the North-East of Bury St Edmunds. The village provides a good range of local amenities including a well-regarded primary school, parish church, Catholic church, retirement home, pub and garage with shop. The A14 dual carriageway is within a short drive which links the East coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions
From Bury St Edmunds travel north-eastwards on the A143 into Great Barton, Turn left into The Park, where the driveway leading to the property will be found a short distance further on the right hand side.

Services
All mains services are understood to be connected to the property.
Gas fired radiator central heating.
Council - West Suffolk Tax Band G.

- Unique 3000 sqft detached house
- Exclusive setting in thriving village
- Triple bay cartlodge garage, parking for up to 10 cars
- Enclosed south west facing gardens, garage/workshop
- Flexible accommodation suitable for large family or dual generation living
- Huge reception hall/reception room
- Dual aspect sitting room
- Stunning vaulted "live-in" kitchen/dining/family room
- Principal suite
- Three further bedrooms, en-suite and family bathroom

Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low (Source gov.uk)



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

The Property Ombudsman

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