



Autumn  
House

# AUTUMN HOUSE

WALSHAM-LE-WILLOWS | SUFFOLK



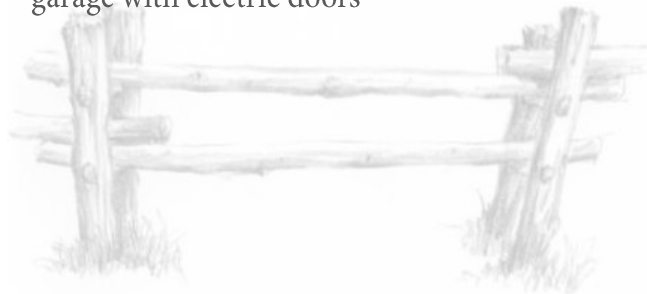


Spectacular 31 ft vaulted Kitchen / Breakfast room lends itself perfectly to entertaining and casual dining with skylights and statement fenestration accentuating the sheer scale of space

# AUTUMN HOUSE

WALSHAM-LE-WILLOWS | SUFFOLK

- Substantial & stylishly crafted energy efficient five bedroom modern country house with three en-suites & bathroom
- Peaceful location with breath-taking unspoilt panoramic views & close to a picturesque well-served Suffolk village
- Spectacular 31ft open-plan vaulted Kitchen / Breakfast room with island
- Grounds of 1.7 acres (sts) provide a pleasing degree of privacy & seclusion with no near neighbour
- Large Reception Hall/Lobby, three principal Reception rooms, Snug/Study, Cloakroom & Utility
- Multi-zone underfloor heating throughout the ground floor
- Triple aspect Sitting room with bi-folding doors to sun terrace & wood burning stove
- Gated gravel carriage drive with extensive parking & triple bay garage with electric doors
- Triple aspect Master suite with walk-in wardrobe & bay window
- Good news; pet friendly landlord!



## A substantial and stylishly appointed modern country house with breath-taking 360 degree panoramic views

Set in a quintessential rural idyll, Autumn House with its elevated position commands outstanding far-reaching and the very definition of 'unspoilt' countryside views. Built to the highest of standards by a well-known local builder, in addition to what is a very practical modern living layout, the house cleverly fuses traditional craftsmanship with contemporary nuances and technology. An air-source pump with underfloor heating to the ground floor combines with solar panels supporting the central heating system to touch on an aspirational EPC A-rating. The accommodation is arranged around a large reception hall with internal glazed partitioned lobby and features a spectacular open-plan relaxed entertainment area which flows from the family room through to a spectacular 31ft vaulted kitchen/breakfast room opening on to a southerly sun terrace. The property further comprises five bedrooms, master en-suite, two further en-suites, sumptuous family bathroom, three reception rooms, utility room, cloakroom and snug/study.

In all, private grounds extend to approximately 1.69 acres (sts) and offer an excellent degree of seclusion and privacy, incorporating an 'in' and 'out' gated driveway leading to an extensive gravelled parking area for ample vehicular turning, large triple bay garage with electric doors and a large expanse of lawn to the rear with a sun terrace and stylish summer house.

**Autumn House** is situated south-east of the picturesque and well-served village of Walsham-le-Willows in central Suffolk – twelve miles north-east of Bury St. Edmunds and ten miles north-west of Stowmarket – with commuter rail links to London Liverpool Street. The University City of Cambridge and Newmarket Racecourses are easily reached via the A14 east-west major road link, which is accessed at Bury St. Edmunds, and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants and leisure facilities can be found within a short drive.

# Accommodation

## WITH APPROXIMATE MEASUREMENTS

**Autumn House** is a striking modern country house of traditional brick-and-block construction with rendered elevations underneath a clay pantile roofline which combines a weather-board single-storey extension with slate roof to the east. The flexible and relaxed accommodation, arranged over three floors, measures approximately 4101 ft<sup>2</sup> (381 m<sup>2</sup>), and will suit a broad range of tenants, whether a temporary family home for those recently sold or professionals and our visiting USAF – all who seek country living with space and tranquillity set in a beautiful location.

## Ground Floor

### RECEPTION HALL 5.20m (16'11") x 4.00m (13'1")

An attractive timber frame lit porch with solid oak door with glazed window opens in to a useful boot room / vestibule with further glazed double doors leading in to a stylish and spacious dual aspect Reception Hall, complete with statement mosaic floor tiles over zoned underfloor heating and feature brick wall – creating an altogether warm welcome note. Wall and pendant light. Stairwell ascending to First Floor. Doors either side leading to the Sitting Room and open-plan family room flowing through to the Kitchen / Breakfast Room; a further door to:

### CLOAKROOM

Ground floor cloakroom with window to rear aspect comprising wall-mounted wash basin with mixer tap, wc, extractor fan and vanity unit. Recessed lighting and tiled floor.



Large glazed double doors open to the stylish and spacious Reception Hall



Elegant, light and airy Sitting Room with bi-folding doors to garden terrace



Cossetting Family room arranged around a central chimney stack



Handcrafted Shaker-inspired style exhibits simplicity and practicality

### **SITTING ROOM** 6.20m (20'3") x 5.20m (16'11")

Step through a half glazed door to this spacious and bright triple aspect reception room with east, south and west facing views. The light and airy ambience is made up of three well-considered stand-out focal points: a set of four bi-folding doors opening to the sun terrace and garden, a large red brick fireplace with oak bressummer and wood burning stove inset and an elegant canted bay window of sash. TV, phone, ethernet and Sky/Cable points. Polished oak floor with zoned underfloor heating. Mix of recessed and accent lighting.

### **SNUG / STUDY** 5.10m (16'10") x 3.50m (11'4")

Leading off the family room is a comfortable Snug with TV point that would lend itself to an ideal space for a Study, which enjoys a double aspect.

### **FAMILY ROOM** 7.40m (24'3") x 6.50m (21'5")

The 'hub' of the house begins in this dual aspect family room with plentiful space for fireside seating around a cossetting central chimney stack with oak bressummer and a large wood burning stove. High level TV point. Feature brick wall. Polished oak floor. Its clever design layout creates a useful flow which can transform this room into an even larger entertainment space leading to:

### **VAULTED OPEN-PLAN KITCHEN / BREAKFAST ROOM** 9.50m (31'4") x 5.20m (16'11")

The *pièce de résistance* of Autumn House is its truly spectacular 31ft triple aspect open-plan Kitchen / Breakfast room. The bespoke fittings revolve around a central oval shaped island. Its pared-back, Shaker-inspired style exhibits beauty, simplicity and practicality. Extensively fitted with a range of handcrafted cabinetry beneath Quartz worktops with a Belfast sink inset with mixer tap framed by statement fenestration providing endless garden views. Double-door larder with cavernous storage space. There are many high-quality integrated appliances including a *Rangemaster* 'Toledo F' dual oven, *Smeg* induction hob with extractor fan above. Dishwasher. Integrated fridge and freezer. The island creates a useful preparation area with as much versatile, layered storage space as possible with a breakfast bar and stylish pendants complement recessed lighting. High level TV point. Set of four bi-folding doors to one side and a feature brick wall to the other. Travertine floor tiles over zoned underfloor heating and a series of six skylights with exposed timbers accentuate the sheer scale and loftiness of this space.

### **UTILITY ROOM** 3.80m (12'37") x 3.70m (12'1")

A large and well-equipped dual aspect Utility Room with door to side / garage and window to front. Useful wall and base units with basin inset and mixer tap. Space and plumbing for a washing machine, tumble dryer and deep freezer. Cupboard containing heating system. Recessed lighting. Floor tiles.



Relaxing Master Bedroom suite with walk-in wardrobe and 270 degree views



Sumptuously appointed family bathroom with large walk-in shower

## First Floor

The staircase rises to a light and airy double aspect landing area with an airing cupboard and a large walk-in wardrobe fitted with a system of shelves and extensive hanging rails. Stairs to second floor.

### MASTER BEDROOM SUITE 6.20m (20'3") x 5.20m (16'11")

A most relaxing triple aspect space with endless panoramic views towards the east, south and west across the garden and surrounding countryside. Large casement window and canted bay window of sash. Two pendant reading lights interspersed with various recessed lighting. TV point. Door to:

#### EN-SUITE

Well-appointed master en-suite with garden views to the rear, comprising: wash basin with mixer tap inset on stylish wood vanity unit, wc, large double tray walk-in corner cubicle with concealed shower system and shower attachment clad in metro tiles, extractor fan and spot lit mirror. Recessed lighting. Travertine floor tiles.

#### WALK-IN WARDROBE

Double doors open to a L-shape arrangement of shelves, hanging rails and shoe storage.

### BEDROOM TWO 3.80m (12'6") x 3.40m (11'3")

An impressive double guest bedroom with sash window to front aspect and open countryside views. Door to:

#### EN-SUITE

Equally well-appointed en-suite with window to side aspect, comprising: wash basin with mixer tap inset on stylish wood vanity unit, wc, walk-in corner cubicle with concealed shower system and shower attachment clad in metro tiles, extractor fan and spot lit mirror. Recessed lighting. Wood floor.

### BEDROOM THREE 3.80m (12'7") x 3.40m (11'3")

A further impressive double bedroom with sash window to rear aspect and spectacular views overlooking the garden and countryside beyond. Door to:

#### EN-SUITE

Equally well-appointed en-suite with window to side aspect, comprising: wash basin with mixer tap inset on stylish wood vanity unit, wc, walk-in corner cubicle with concealed shower system and shower attachment clad in metro tiles, extractor fan and spot lit mirror. Recessed lighting. Wood floor.



Master bedroom en-suite shower room

## BATHROOM

A sumptuous family bathroom with a well-configured elongated window to draw in panoramic big sky views from the raised free-standing roll top bath. A large double tray walk-in shower with concealed shower system and shower attachment clad in metro tiles. Wash basin with mixer tap inset on stylish wood vanity unit, wc, extractor fan and spot lit mirror. Recessed lighting. Striking painted wainscot fitted with concealed bath mixer taps. System of towel shelving. Travertine floor tiles.

## Second Floor

Staircase rises to a further floor thoughtfully designed to maximise the footprint of accommodation into a converted attic space.

### BEDROOM FOUR 10.10m (33'3") x 3.50m (11'7")

Capacious vaulted double bedroom with ample space for study and seating. Window to rear aspect and two skylights. Recessed lighting. Hanging rail.

### BEDROOM FIVE 8.20m (27'0") x 3.50m (11'7")

A further capacious vaulted double bedroom with again ample space for study and seating. Two skylights. Recessed lighting.



Capacious vaulted bedroom four



Stunning views from the luxurious family bathroom



'In' and 'Out' driveway with plentiful parking leading to triple bay garage

## OUTSIDE

The house and grounds are set amidst far-reaching English countryside views, which form part of the 2817 acre parish pastoral paradise of Walsham-le-Willows.

The property is approached from the country lane through a pair of five-bar field gates that create a useful 'in' and 'out' carriage driveway which in turn opens into an extensive gravelled parking area with ample vehicular turning. Here, the impressive triple bay garage (measuring approximately 602 ft<sup>2</sup> (56 m<sup>2</sup>)) with electric doors and adjoining wood store supports a bank of solar panels. A sweeping stone pathway traversing the gravel driveway connects the house and parking.



Attractive front elevation with timber-frame porch and landscaping

In all, the **grounds extend to approximately 1.69 acres (sts)** and are largely laid to lawn. A mature hedgerow wraps around the property boundary and offers a high degree of tranquillity and privacy complemented by there being no near neighbours.

The elevated position of Autumn House commands enviable 360 degree views across unspoilt picturesque countryside and farmland which are quite literally endless. A southerly-facing stone terrace – the perfect *al fresco* seating area – is accessed by two sets of bi-folding doors leading from both the Sitting Room and the spectacular Kitchen / Breakfast room. At the foot of a gravel pathway is the stylish summerhouse.





Southerly facing sun terrace with the spectacular open Kitchen / Breakfast projecting into the garden and countryside



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of East Anglia. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

There is horseracing at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



Bury St. Edmunds (A14) 12 miles  
Diss 12 miles  
Newmarket 25 miles  
Ipswich 26 miles  
Cambridge 36 miles



Newmarket (Rowley Mile & July Racecourses) 26 miles



*From Stowmarket*  
London Kings Cross (110 mins)  
London Liverpool Street (85 mins)  
Cambridge (80 mins)



London Stansted Airport (72 mins/60 miles)  
Cambridge International Airport (47 mins/36 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

**PRIVATE** includes: Culford School (1-19); Moreton Hall School (2-13); Old Buckenham Hall (3-13); South Lee School (2-13).

**STATE** includes: King Edward VI School (11-18); Saint Benedict's RC School (11-18); St. Edmunds RC Primary School (4-10); County Upper School (13-18); Thurston Community College (11-18); Walsham-le-Willows Primary School (4-11); Ixworth Free School (11-16).

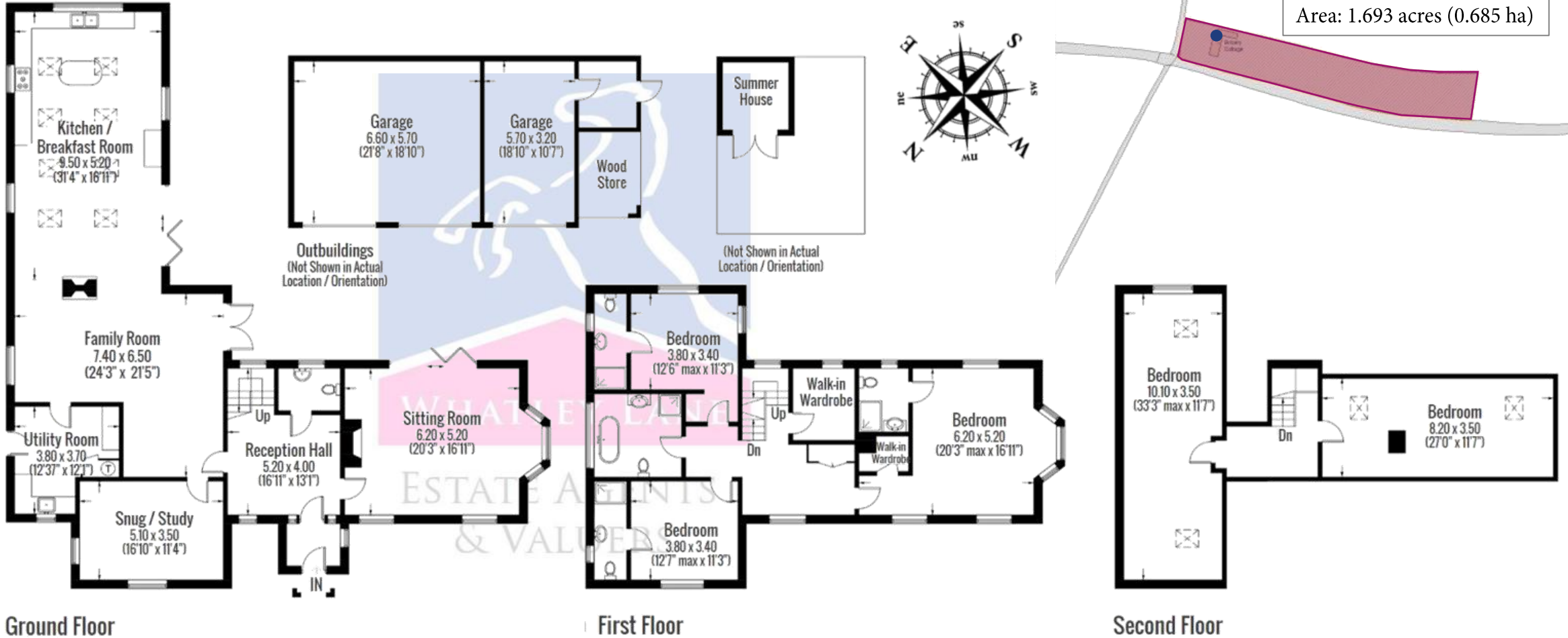
University of Suffolk at West Suffolk College - Further Education.



# FLOORPLAN

Approximate Gross Internal Area (GIA) = 4101 ft<sup>2</sup> (381 m<sup>2</sup>)

*This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.*



Ground Floor

First Floor

Second Floor

# General information

## TENURE

Available to rent by 17th September 2019.

## SERVICES

Mains water, electricity. Air-source underfloor heating with radiators to the first and second floors, and solar panels. *Klargester* private treatment plant. AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

Mid-Suffolk District Council (0300 123 4000)  
Tax band G – £2,858.13 (2019/20)

## FIXTURES & FITTINGS

Only those items mentioned in the sales particulars are included in the sale. Other items may be available by separate negotiation.

## DIRECTIONS (IP31 3BY)

*From London/Cambridge/Bury St. Edmunds (by car)* exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A143 towards Diss. Proceed straight over the roundabout passing Ixworth on the left, then turn right at the next roundabout onto Walsham Road continuing onto Ixworth Road. Pass through the village of Walsham-le-Willows onto Finningham Road then turn right onto Bribery Lane where Autumn House can be found 800 metres on the left hand side **marked by our To Let board.**

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss.



### Bury St. Edmunds

1 Churchgate Street  
Bury St. Edmunds IP33 1RL  
+44 (0) 1284 765 256  
bury@wlea.co.uk

### Newmarket

13 High Street  
Newmarket CB8 1RL  
+44 (0) 1638 765 256  
newmarket@wlea.co.uk

### Notting hill

Caxton Gate, 32 Caxton Rd  
London W12 8AJ  
+44 (0) 207 221 8838  
nottinghill@wlea.co.uk



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