



# NORMEAD HOUSE

Badwell Ash | Bury St. Edmunds | Suffolk





Spectacular open-plan kitchen / living / dining space spans an entire length of the home with French doors to the garden terrace

# NORMEAD HOUSE

BADWELL ASH | BURY ST. EDMUNDS

- Immaculately presented detached four bedroom country house with high-quality features & energy efficiencies conducive for modern day living
- Various interconnecting & separate spaces for variety of uses (exercise/study /entertain), including stylish media room
- Welcoming wide reception hall with boot room/vestibule & showstopper of a ground floor shower room/cloakroom
- Principal bedroom suite with desirable walk-in wardrobe & further three bedrooms – all with built-in wardrobes
- Central village location with far-reaching protected views, almost equidistant between historic Bury St. Edmunds & mainline rail link Stowmarket
- Spectacular open-plan living / dining / kitchen with island spans an entire length of the home with French doors to terrace
- Concealed gated video entry with large gravel parking area, double garage & fully enclosed garden
- Sumptuous bathroom with walk-in shower & en-suite walk-in shower room



Fraxinus  
ASH TREE

## Substantial modern home with excellent energy efficiencies & abundance of high-quality features

Behind its subtle rendered elevations, this immaculately presented home is highly conducive for modern-living. The property is finished to an exceptional high-standard throughout with energy efficiencies such as a 1.7% draft resilience score, solar powered and multi-zone heating systems while reversible uPVC windows are fitted throughout facilitating ease of cleaning. Of particular note is the versatility of flexible separate living spaces with varying levels of connection that can be adjusted for a variety of uses, whether for exercising, studying or entertaining – all arranged around and that flow seamlessly from a spectacular open-plan living / dining / kitchen area with island that spans an entire length of the property. Other stand-out features include the stylish media room with custom LED accent wall and ambient colour-changing fireplace, ground floor shower room and utility room. A large landing leads to a principal bedroom suite with desirable walk-in wardrobe and a further three bedrooms – all with built-in storage.

The property is approached along a concealed country lane leading to gated video entry access, which in turn opens up to large gravel parking area. There is the benefit of a large detached double garage with electric roller doors, plumbing and stairs to an upper storage area. Low maintenance landscaping, fully enclosed and pet-friendly with an expanse of lawn and decked terracing to the rear – all framed by mature trees. At the foot of the garden is a gate leading to communal land with picturesque views and ideal for rambling.

Normeade House is centrally situated within the thriving semi-rural village of Badwell Ash (a two minute walk from the bus stop), located almost equidistant between the fine Suffolk Cathedral town of Bury St. Edmunds (10 miles south-west) and Stowmarket (15 miles south-east) with its convenient mainline rail link. The local community is well-served by St. Mary's church, a beautiful refurbished 16th century coaching inn – *The White Horse Inn* – a *Londis* village shop & post office, *Rumbles* fish bar & takeaway, and an active village hall. The property falls inside the catchment area for highly regarded Thurston Community and Sixth Form College. An eclectic range of high street and independent shops, and some of the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive. In particular, nearby *Wyken Vineyard* and *The Leaping Hare* restaurant offer a choice of fine and rustic dining, award-winning wine tasting, gardens and weekly farmer's market for family fun days out.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

Normead House is built in a traditional country house style completed in 2015 and with the benefit of refurbishments since. Its versatile, well-appointed and beautifully arranged interconnecting, yet separate spaces measure approximately 3,032 ft<sup>2</sup> (281.6 m<sup>2</sup>). The property will suit a broad range of buyers from growing families to downsizers alike – all who seek convenient country living with that all-important outdoor amenity and far-reaching protected views.

## Ground Floor

### RECEPTION HALL

A stepped stone porch with its curved keystone crowned illuminated entrance is the ultimate 'meet and greet' shielding from the elements while giving a grand impression. The part glazed wood panelled front door with windows either side opens to a welcoming and wide reception hall laid with attractive natural oak effect flooring. Staircase rising to first floor and door to well-lit understair storage. Pair of double doors provide a useful auto-lit boot room / vestibule with hanging rail. 7-inch touch screen video entry alarm system console. Recessed lighting. Doors to:

### CLOAK ROOM WITH SHOWER

Truly a surprise and delight feature of this home is the ground floor shower room that exudes a 'hotel luxe' feel. With oversized floor to ceiling gloss porcelain tiles. Fittings include: corner shower cubicle with electric adjustable shower attachment, vanity unit with gloss cabinets, large mirrored wall expanse with Hollywood-style powder room lighting recessed lighting, useful star dust effect toiletry surface with sleek basin and mixer tap, wc. Extractor fan. Full-height heated towel rail. Natural oak effect flooring.

### HOME OFFICE / GYMNASIUM 12'0" x 9'9" (3.66m x 2.96m)

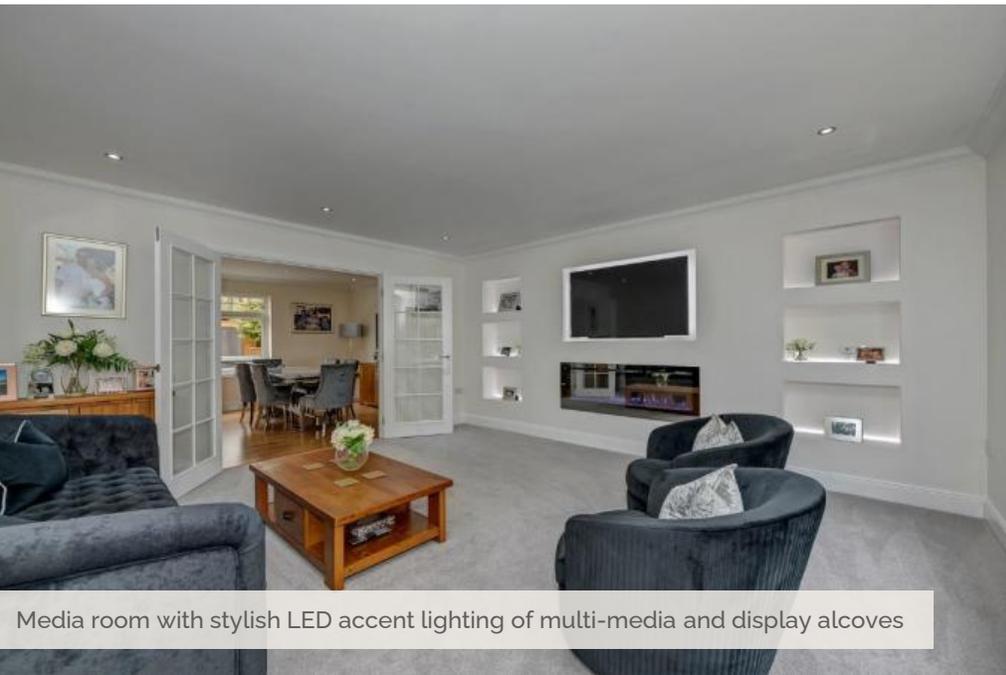
Large tripartite window to front aspect with natural oak effect flooring. Phone point. Radiator.



Welcoming and wide reception hall leads to impressive cloakroom



Kitchen / breakfast room area with French doors to garden terrace



Media room with stylish LED accent lighting of multi-media and display alcoves

#### **SITTING ROOM 16'2" x 16'1" (4.92m x 4.90m)**

A stylish space carefully crafted for modern living is a showstopper of this home. LED accent lighting includes a backlit high level TV recess and symmetrical display alcoves with LED uplighting in addition to ceiling recessed lighting create the ultimate media room. The centrepiece is a sleek and cossetting 60 inch black wall-mounted electric fire by Ezee Glow with changeable flame colours. Dual aspect with wide tripartite windows to the front complemented by natural light from the adjoining dining area opened up by a pair of fully glazed double doors. Radiator.

#### **OPEN-PLAN KITCHEN / LIVING / DINING SPACE 37'0" x 12'6" (11.29m x 3.82m)**

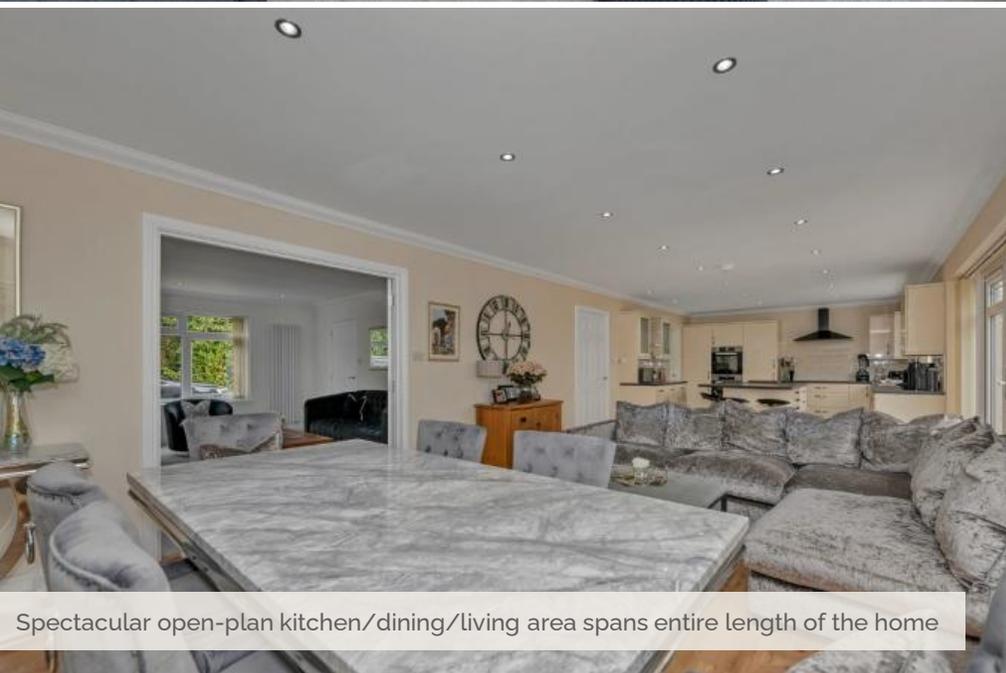
A spectacular open-plan space that spans an entire length of the home cleverly designed with three-way controlled recessed ceiling lighting to zone the individual areas with the natural oak effect flooring theme combined with underfloor heating flowing throughout.

The kitchen / breakfast area is arranged in a u-shaped layout with an extensive range of cream gloss base and wall-mounted cabinetry with matching metro-style splashback tiling and deep pan drawers with frosted glazed display storage – all revolving around a central island with breakfast bar, wine rack and charge points. Ambient LED colour changing task lighting above preparation surfaces with dual basin stainless steel *Clearwater* sink and drainer with extendable mixer tap with LED lighting above window to rear garden aspect. Integrated appliances include: fridge / freezer, two *Miele* combi oven and grills, dishwasher, four-ring induction hob and black cooker hood above.

The relaxed living area has French doors to the large garden decked terrace with its west-facing sunset views while the dining area with window to rear garden aspect. TV point.

#### **UTILITY ROOM 12'0" x 9'9" (3.66m x 2.96m)**

A useful dedicated utility room with part glazed frosted external door to side terrace and double garage beyond. Configured with wall-mounted cupboards and shelving above a wood preparation surface with *Belfast* sink and mixer tap inset and with a cupboard below housing the water softener while dividing recessed space and plumbing either side for washing machine and dryer. Recessed ceiling lighting. Mosaic tiled floor with underfloor heating.



Spectacular open-plan kitchen/dining/living area spans entire length of the home

# First Floor

## LANDING

A large landing space with window to front aspect. Double doors to airing cupboard with large cylinder and solar thermal system. Loft hatch with extendable ladder up to tall and cavernous fully boarded and illuminated storage space. Recessed lighting. Radiator. Doors to:

## PRINCIPAL BEDROOM SUITE 15'11" x 14'2" (4.85m x 4.31m)

A light and airy principal bedroom with window to front aspect captures sunrise. Recessed lighting. High level TV point. Radiator. Doors to:

## WALK-IN WARDROBE

A desirable feature is the walk-in wardrobe fitted with a pair of wall-to-wall sliding mirrored wardrobes providing compartmental box storage, shelving and hanging rails. Recessed lighting. Radiator.

## EN-SUITE SHOWER ROOM

Luxuriously appointed en-suite with frosted window to side aspect comprising double tray walk-in shower with glazed partition, fixed rain shower and separate shower nozzle attachment, vanity unit with inset basin and mixer tap and concealed wc. Large gloss porcelain wall tiles. Extractor fan. Shaver point. Custom cut wall mirror. Wood effect vinyl laminate flooring. Double height heated towel rail. Recessed lighting.

## BEDROOM TWO 13'4" x 11'11" (4.06m x 3.62m)

Another impressive bedroom with window to rear aspect offering far-reaching protected views. Built-in wardrobes comprising a variety of storage solutions with hanging rails behind a triple mirror fronted sliding door system. TV point. Recessed lighting.



Principal bedroom suite with desirable walk-in wardrobe



Luxurious en-suite shower room



Bedroom two with built-in wardrobe and far-reaching protected views



Sumptuous family bathroom suite with tub, rain shower and mood lighting

## First Floor (cont'd)

### **BEDROOM THREE** 13'4" x 11'11" (4.06m x 3.62m)

With window to front aspect. Built-in wardrobes comprising a variety of storage solutions with hanging rails behind a triple smoked mirror fronted sliding door system. TV point. Recessed lighting. Radiator.

### **BEDROOM FOUR** 11'11" x 10'4" (3.63m x 3.16m)

With window to rear aspect offering far-reaching protected views. Built-in wardrobes comprising a variety of storage solutions with hanging rails behind a double smoked mirror fronted sliding door system. TV point. Recessed lighting. Radiator.

### **FAMILY BATHROOM**

Sumptuous family bathroom suite with frosted window to rear aspect. LED mirror and further custom cut wall mirror. Expanse of large gloss porcelain wall tiles and wainscot tiling continuation with wood effect ceramic floor tiles, comprising panelled bath with extendable shower nozzle attachment and mixer tap, double tray shower cubicle with fixed rain shower and shower nozzle attachment, twin wall-mounted basins with mixer taps and vanity units below, concealed wc. Extractor fan. Shaver point. Double height heated towel rail. Recessed lighting and remote-controlled colour changing mood lighting. Door to second airing cupboard.

## GARDENS, GARAGING & PARKING

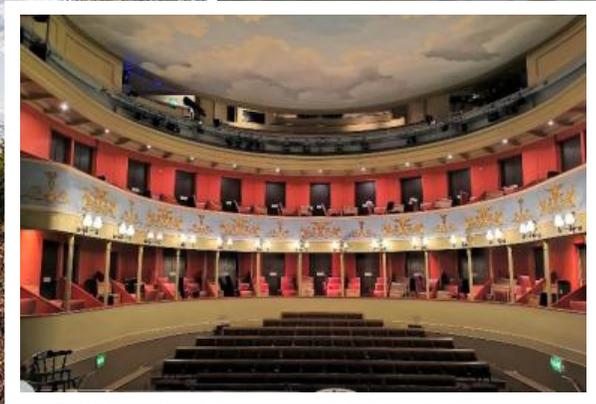
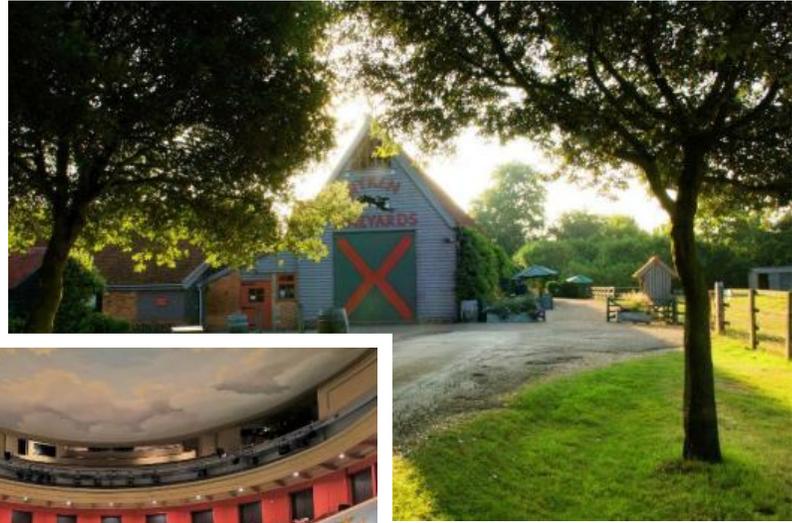
Approached along a shared lane, a pair of secure video controlled privacy wood gates swing back to reveal a large gravel parking area with mature hedging.

There is the additional asset of a double garage with pair of electric retractable doors and separate external side door. Illuminated and plumbed. Stairs to large storage space above. Outdoor tap.

Low-maintenance gardens with large decked garden terrace with balustrade; ideal for entertaining in the summer months. Fully enclosed and pet-friendly with lawn and fencing blended with hedging and pathway leading to side terrace and garage, Hot tub canopy with downlighting and electric points. Outdoor security lighting. Oil tank and outdoor tap. The boundary is framed by mature trees with a gate providing access to protected neighbouring communal land and connecting picturesque local walks.



Low-maintenance, fully enclosed pet-friendly rear garden with a decked terrace laid largely to lawn framed by mature specimen trees and gated access to community land beyond ideal for rambling with far-reaching views



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



## DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. 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.

Horseracing is 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



Stowmarket	10 miles
Bury St. Edmunds	15 miles
Ipswich	23 miles
Newmarket	25 miles
Norwich	36 miles
Cambridge	43 miles



Aldeburgh (Suffolk Heritage Coast) 1 hr/40 miles



*From Stowmarket*  
*London Kings Cross*  
*(120 mins)*  
*London Liverpool Street*  
*(85 mins)*  
*Cambridge*  
*(60 mins)*



London Stansted Airport  
(1 hr/60 miles)  
Heathrow Airport  
(2 hr/117 miles)



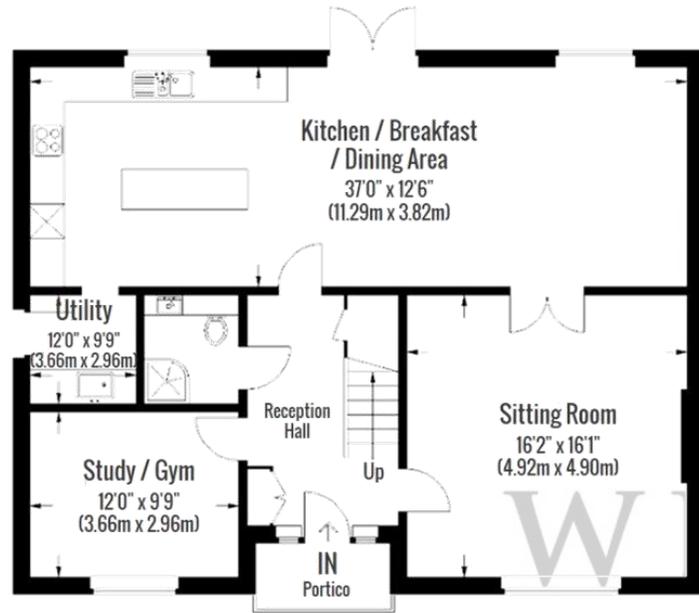
There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: Culford School (1-19); Old Buckenham Hall (3-13); South Lee School (2-13).  
STATE includes: Norton CEVC Primary School (4-11); Thurston Community College (11-18).  
University of Suffolk at West Suffolk College - Further Education.



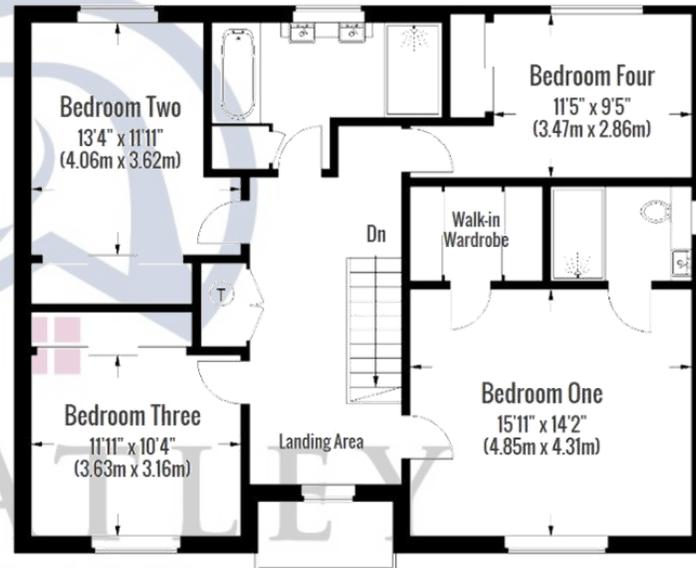
# FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

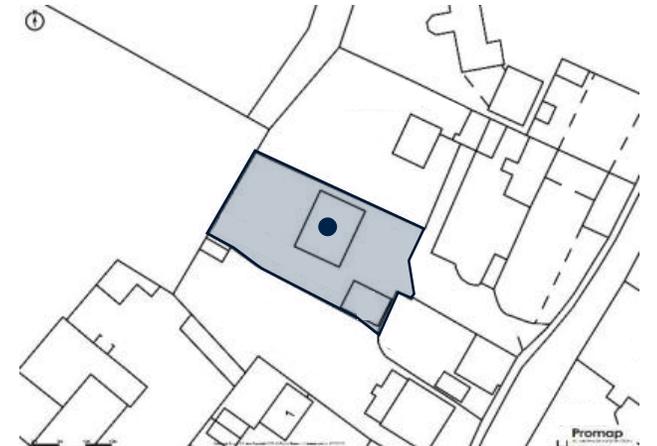
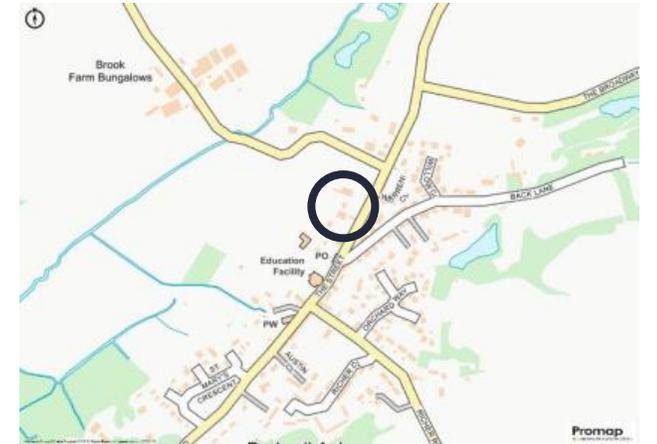
= 3032 ft<sup>2</sup> (281.6 m<sup>2</sup>)



Ground Floor



First Floor



*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.*

# GENERAL INFORMATION

## TENURE

For sale by private treaty with vacant possession upon completion.

## SERVICE

Mains water, drainage and electricity. Solar thermal panels for hot water heating, oil for hot water back-up. Multi-zone thermostat with section of underfloor heating. AGENT'S NOTE: none of the services have been tested.

## LOCAL AUTHORITY

Mid-Suffolk District Council (0300 123 4000)  
Tax band F – £2,788.54 (2022/23)

## RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

## DIRECTIONS (IP31 3DP):

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 at Junction 43, signposted 'Bury St. Edmunds Central' and take the A143, proceeding north east, passing through the villages of Great Barton and Ixworth. Turn right onto the A1088 towards Woolpit and Norton and then take the left hand turning to Stowlangtoft and Walsham-le-Willows. Follow the road into Badwell Ash and Normead House can be found in the centre of the village to the west of 'The White Horse Inn' at the end of a concealed lane marked by our *For Sale* board.

## VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.



## Bury St. Edmunds

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

## Newmarket

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

## Notting Hill

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

[www.whatley-lane.co.uk](http://www.whatley-lane.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.countrylife.co.uk](http://www.countrylife.co.uk)

Disclaimer 1. Whatley Lane Estate Agents (the "Agents") are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. The Agents assume no responsibility for any statement that may be made in our offices. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agent have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The Agents would urge any potential purchaser to contact our offices to establish availability of this property prior to commencing any journey of distance to view. Details designed and produced by Whatley Lane Marketing | Apr 2022.

Ecologi



Proudly in association with our London Office

F.W.GAPP  
EST. 1919