



**Winter Rose,  
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# WINTER ROSE, 5 BEECH PARK, GREAT BARTON, SUFFOLK. IP31 2JL

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

An exceptional detached family home offering an impressive accommodation schedule of 3777sq.ft. while retaining a private and highly regarded village location, well suited to a variety of lifestyles while being only 3 miles from Bury St. Edmunds town centre. The property tastefully blends characterful accommodation with modern creature comforts including the likes of underfloor heating and a stylish kitchen/breakfast/living room with beautifully maintained grounds in the region of **0.7 acres**. Further benefits include a detached annexe/gym, a double garage and ample off-road parking.

## **An immaculately presented detached family home offering an impressive accommodation schedule in one of the areas most highly regarded villages with the notable benefit of ancillary accommodation, Eco-credentials (solar fed hot water) and mature wrap-a-round gardens amounting to approximately 0.7 acres.**

**ENTRANCE HALL:** With access to the principal rooms on the ground floor, oak flooring, stairs rising to first floor and understairs storage cupboard. Door to:-

**SITTING ROOM:** The principal reception room of the house with a continuation of the oak flooring and window to front aspect with bi-folding doors opening to the:-

**GARDEN ROOM:** Flooded by natural light with dual aspect views of the rear gardens and French style doors opening to the terrace abutting the rear of the property with double doors leading to the:-

**KITCHEN/BREAKFAST ROOM:** A generous addition to the rear of the property with underfloor heating and a range of matching wall and base units set under Brazilian Quartz worksurfaces and home to a number of integrated appliances including the Falcon double oven and warmer with gas hob over, American style fridge/freezer, 2 dishwashers, microwave oven, ceramic butler sink inset with drainer and mixer tap over, waste disposal sink with mixer tap over. **2 PANTRY** cupboards and a central

island. The kitchen further provides access to the airing cupboard housing the gas fired boiler and the room is tastefully divided to provide a duality of dining and culinary space. The dining area is located to the rear of the property with views over the gardens and French style double doors opening on to the terrace abutting the rear of the property. Door to:-

**UTILITY ROOM:** Appointed with a further range of wall and base units with worksurfaces over, spaces for a washer, dryer and under counter fridge/freezer.

**DINING ROOM:** Adjacent to the primary entrance to the kitchen and well suited for formal dining and entertaining on a large scale with a window overlooking the front gardens.

**STUDY:** Situated away from the primary reception spaces with fitted desk/shelving – ideally suited to home working with window to front aspect.

**CLOAKROOM:** With a white suite comprising WC, hand wash basin and chrome heated towel rail.

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## First Floor

**LANDING:** Access to loft space and window to rear garden.

**PRINCIPAL SUITE:** A substantial double bedroom with window to rear aspect, archway to:-

**ENSUITE DRESSING ROOM:** 3 walls of fitted wardrobes and a window to the front elevation.

**ENSUITE BATHROOM:** With Villeroy and Boch WC and wash hand basin. Panel bath with inset mixer taps over, corner shower with glass hinged door and chrome heated towel rail.

**BEDROOM 2:** A substantial double bedroom with window to rear aspect.

**BEDROOM 3:** A double bedroom with 2 walls of fitted wardrobes and window to front elevation.

**BEDROOM 4:** A double bedroom with window to front elevation.

**FAMILY SHOWER ROOM:** Luxuriously appointed Heritage white suite with WC, hand wash basin, bidet and corner shower with glass hinged doors. Frosted window to front.

## ANNEXE

A versatile air-conditioned space located away from the principal residence and ideal for use as ancillary accommodation but currently equipped as a therapy room/gym. The annexe is additionally fitted with a:-

**SHOWER ROOM:** With a white suite comprising WC, hand wash basin and shower. A **SAUNA** and doors to the:-

**GYM:** If used as an annexe this could become a double bedroom.

The annexe offers delightful views over the rear garden while retaining a good degree of privacy from the main house.

## Outside

The property is accessed by a private driveway serving only 5 properties of which this is the fifth with a sweeping pea-shingle driveway leading to the ample **OFF-ROAD PARKING** for a number of vehicles as well as access to the:-

**DETACHED DOUBLE GARAGE:** With electric up and over Hormann doors. The garage is equipped with power and light and personnel door leading to the side terrace.

The terrace is equipped with a 30-amp power supply currently serving a hot tub but equally capable of fulfilling other uses. The majority of the rear gardens are laid to lawn and are home to a number of specimen trees; in brief comprising 2 apple trees, 2 green gages and 1 Victoria plum. The boundaries to the grounds are predominately defined by 6ft fencing with mature specimen trees providing a good degree of privacy and screening. To the side of the property is a walled and fenced kitchen garden, to one side a large shed and the other space for home-grown vegetables. The property has a particularly attractive façade with 3 gable ends visible from the rear gardens tastefully integrating the large extension with the original house and finished with external lighting.

**In all about 0.7 acres.**

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

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## AGENTS NOTE

Please note that the hot water is solar heated, as well as gas.  
The cost of maintaining the private driveway is shared equally among the 5 properties that benefit from such.  
Oak tree subject to a preservation order.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3,464.32 – 2024/2025.

**EPC RATING:** C.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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**WHAT3WORDS:** ///investor.tastier.legs.

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

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# Beech Park, Great Barton, Bury St. Edmunds, IP31

Approximate Area = 2649 sq ft / 246.1 sq m

Annexe = 792 sq ft / 73.5 sq m

Garage = 336 sq ft / 31.2 sq m

Total = 3777 sq ft / 350.8 sq m

For identification only - Not to scale





