



Upthorpe Road, Stanton, Bury St. Edmunds, Suffolk, IP31 2AP

**MARK · EWIN**  
BURY ST EDMUNDS



Upthorpe Road, Stanton, Bury St.  
Edmunds, Suffolk, IP31 2AP

Set on around 2.12 acres of peaceful countryside, this lovely three-bedroom detached character home offers plenty of outside space, outbuildings and equestrian facilities.

The house itself has plenty of character, starting with an entrance porch that leads into a cosy sitting room complete with a beautiful brick fireplace. The kitchen/dining room is a great social space and offers a range of wall and base level units and plenty of space for a table and chairs. There's also a handy utility area with a WC, a separate boot room and a ground floor bathroom. Upstairs, you'll find three good-sized bedrooms, all with wooden floors and lovely exposed beams adding to the charm of the property.

Outside, the property really comes into its own. A spacious driveway offers plenty of off-road parking and leads to a large double garage, which could also be used as a workshop, storage barn, or even a hobby space. There are multiple stables, a tack room, and three well-maintained paddocks at the rear, ready to go for equestrian use. The gardens wrap around the home and are mainly laid to lawn, with mature shrubs and trees, flower beds, and a lovely pond adding to the peaceful, natural feel of the place.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric and Water. Heating via oil fired central heating and Drainage is via a Septic Tank. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Travelling along the A143 towards Diss, at the village of Stanton, turn right onto Old Bury Road and then bear right onto the Knowle. Follow the road until it becomes Upthorpe Road and the property can be found on the right hand side.

#### Location

Stanton village offers a great range of amenities including chip shop, local store, post office, co op and schooling. Stanton is central in regards to access towards Diss or Bury St Edmunds. There is a regular bus service to the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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### Accommodation:

Entrance 4' 7" x 4' 6" (1.40m x 1.38m)

Sitting Room 20' 7" x 13' 2" (6.27m x 4.02m)

Boot Room 13' 5" x 6' 10" (4.10m x 2.08m)

Kitchen 14' 4" x 13' 2" (4.38m x 4.02m)

Utility Room 10' 0" x 6' 10" (3.04m x 2.08m)

WC 4' 1" x 6' 10" (1.24m x 2.08m)

Bathroom 6' 9" x 6' 10" (2.07m x 2.08m)

Landing 9' 11" x 6' 8" (3.02m x 2.02m)

Bedroom 14' 4" x 13' 2" (4.38m x 4.02m)

Bedroom 10' 4" x 13' 2" (3.15m x 4.02m)

Bedroom 6' 7" x 8' 3" (2.01m x 2.51m)

Gardens

Oubuildings

Driveway

Double Garage

### Additional Information:

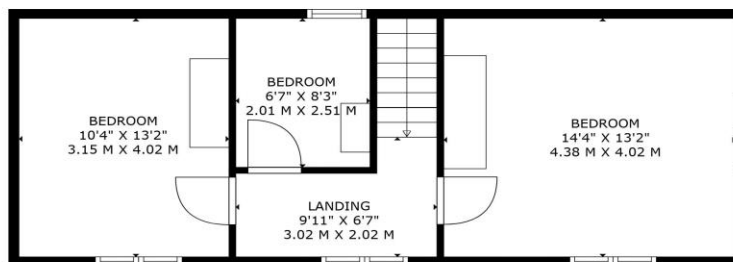
Council Tax Band: D

EPC Rating: E

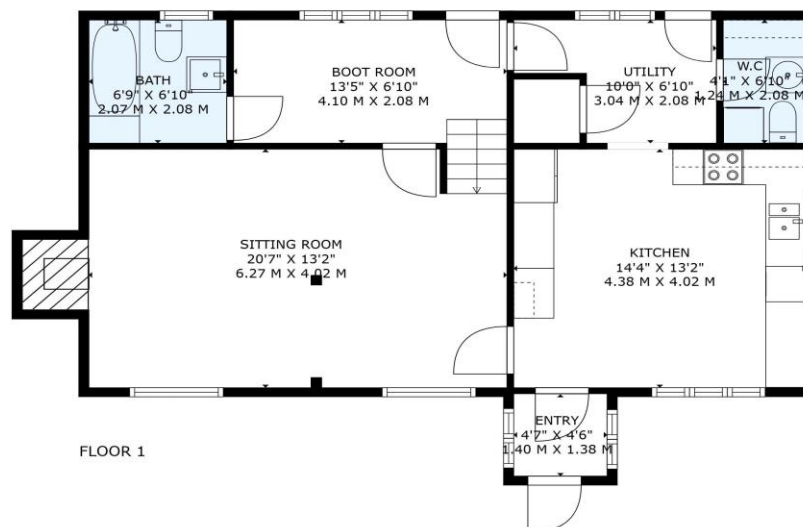
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Offers Over £700,000  
Freehold





FLOOR 2



FLOOR 1

**TOTAL: 1161 sq. ft, 108 m2**  
 FLOOR 1: 742 sq. ft, 69 m2, FLOOR 2: 419 sq. ft, 39 m2  
 EXCLUDED AREAS: FIREPLACE: 16 sq. ft, 1 m2, LOW CEILING: 46 sq. ft, 3 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. 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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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