



Ponderosa
Fen Road | Pakenham | Suffolk | IP31 2LS

FINE & COUNTRY
fineandcountry.com™

PONDEROSA

A remarkable, contemporary residence set in an exclusive enclave in the heart of Suffolk. This individually designed property utilises the natural sloping nature of the plot which is approximately 3 acres (stms). Without doubt Ponderosa is a delight throughout. Truly a home to fall in love with.



STEP INSIDE

From your first step into Ponderosa be prepared for a wealth of pure luxurious accommodation. This impeccably presented home has been finished to a high standard and allows for stylish and sophisticated living.

Designed with utmost care and attention to detail, this stunning home offers a truly unique living experience. This eco home with vegetated (green) roof is accessed via a timber plinth pathway with inset LED lighting.

Composite external door to reception hallway with hardwood flooring and recessed LED lighting. A boot room provides useful storage. Storage cupboard which also houses the under floor heating controls.





LIVING

Stairs descending to lower ground floor opening into the open plan living space comprising sitting room with Alpine style wood burner, dining area and Shaker style kitchen with walk-in pantry. This property firmly raises the bar when you step into this breath-taking kitchen/dining/living space, which has been created by an innovating and striking concept which cleverly incorporates the kitchen, dining and entertaining area with a wonderful living space.



The kitchen affords an extensive range of eye-level and floor standing cabinets with complimentary dark granite preparation surfaces over. Range cooker featuring gas burners and covered hot plate, integrated dish washer and fridge/freezer. Breakfast bar with storage under and feature pendulum lights over. Stable composite door to sun/dining terrace. Bi-fold doors to gardens.

This impressive property boasts CAT5 cabling and built-in speaker system.





SLEEPING AND BATHING

Principal bedroom featuring dressing area and en-suite. Full height windows and doors to a spectacular balcony affording delightful views over the grounds.

A further four bedrooms benefit from an abundance of built in wardrobe storage space. The bedrooms interconnect via Jack & Jill bathrooms incorporating low level WC, shower cubicles, and hand wash basins.

The mezzanine bedroom is just splendid! Teenagers dream. This has access via bi-folds to the grounds.

The reverse level configuration ensures that all spaces have been configured to take full advantage of the views that stretch across the property's grounds.





GARDENS

Timber gates open to the expansive shingled driveway, providing parking for several vehicles. Lawned garden to the front with timber shed housing meters. Located further to the side are the high-temperature Daikin Air-source heat pumps. Adjacent from the drive is a large storage shed with outline planning for a cart lodge post demolition of the existing structure.

Further along you will find a large workshop, greenhouse with enclosed vegetable plots and a polytunnel for the green-fingered.

To the rear of the property are formal sun/dining terraces extending to a fabulous outdoor kitchen and BBQ enclosure. The natural running stream gives life to the feature pond which embellishes this outdoor space with peace and tranquility. Glorious lawned grounds extend beyond to delight the soul.





Fabulous rear terrace with outdoor kitchen and BBQ for summer time dining

CABIN

Unit providing self-contained accommodation with kitchen, sitting room, bedroom, and bathroom, which is currently being used as a home office and private accommodation for visiting friends and family.



LOCATION

Pakenham is a very desirable village with a thriving local community and facilities which include an excellent local shop, post office, village hall and a public house. There is a church and the village is best known as "the village of two mills" with its historic water mill and windmill. Pakenham is situated approximately 5 miles to the north east of Bury St Edmunds and 11 miles from the market town of Stowmarket with its main line rail link to London Liverpool Street station. Ixworth is a thriving village offering a superb range of local facilities rarely found in villages of today, including doctor's surgery, shops, restaurant, two public houses, church and free school. A number of country circular walks are adjacent to the property.

Bury St Edmunds, just 10 minutes drive away, with 1,000 years of history to explore, offers award-winning restaurants, café and casual dining. The historic Cathedral of St Edmundsbury, once one of the most important monasteries in medieval Europe, set in the elegant surroundings of the Abbey Gardens is a centre piece for the town. There is fantastic shopping, annual festivals, and stunning parks. The Apex and Theatre Royal host a variety of live productions along with two cinema's provide excellent entertainment for all ages. Bury St Edmunds is truly 'a jewel in the crown of Suffolk'.



INFORMATION

Services

Air-Source Heat Pump
Mains Electric
Mains Water & Sewerage
FFTP - Full fibre to premises

Tenure

Freehold

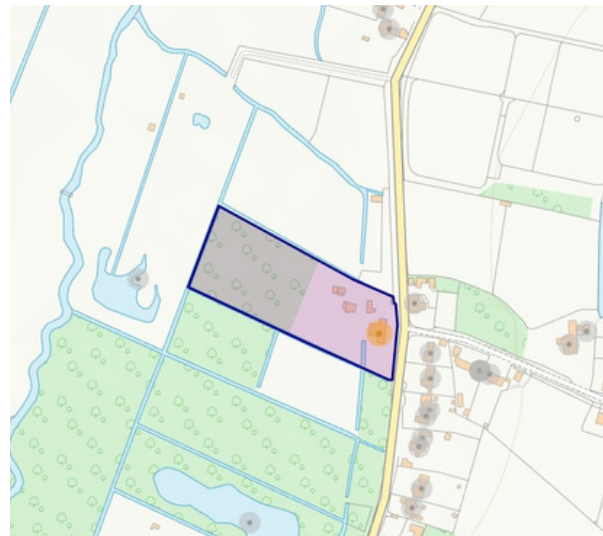
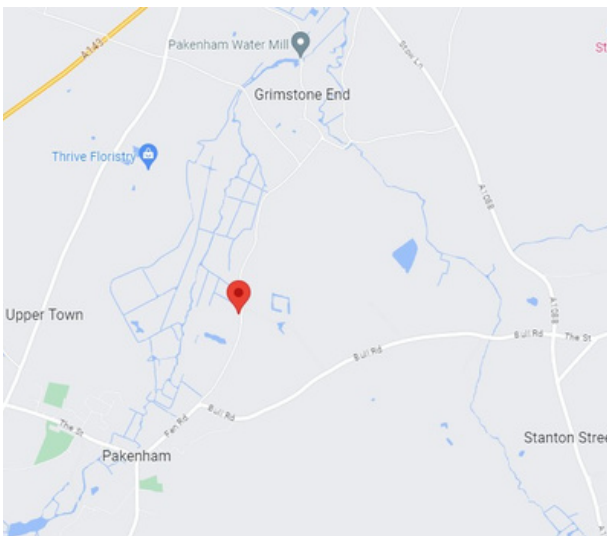
Local Authority

West Suffolk Council

Freehold

Council Tax Band - TBC

EPC Rating - C





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Registered Office: *Chiltern House, 36 High Street, Brandon, IP27 0AQ.*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com
92 St Johns Street, Bury St Edmunds,
IP33 1SQ

F C
fineandcountry.com™