



Stewards

Bardwell Road, Sapiston | Bury St. Edmunds | IP31 1RR

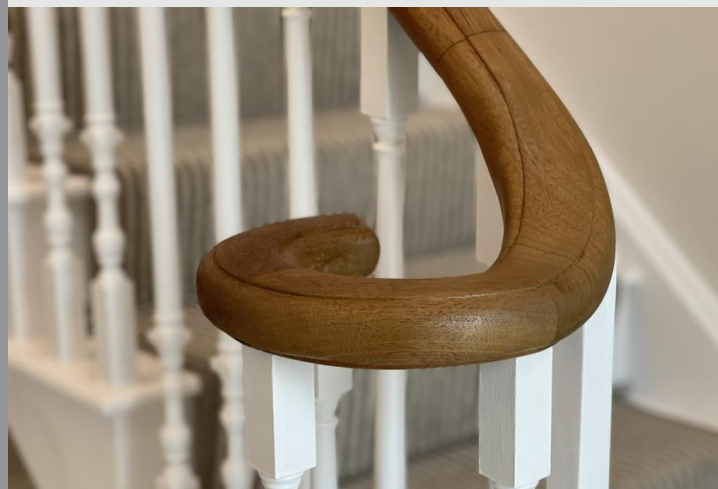
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# Stewards

This stunning, detached home offers spacious and modern living. The property is approached by a large, sweeping driveway that provides ample amounts of parking. A highlight of the property is the principal bedroom, which features bi-folding doors that open to a Juliet balcony with breathtaking views of the garden and surrounding countryside. This property effortlessly combines elegance, functionality and versatility, making it an ideal home for both relaxing and entertaining.

Sapiston is a small village situated within close proximity to the major village of Honington which both have a thriving sense of community. The property lies approximately 12 miles to the northeast of Bury St Edmunds - a thriving market town, which offers a wide range of educational, recreational, and shopping facilities.







# Step Inside

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Entering the property, you are welcomed by a grand double-height reception hallway, boasting a galleried landing and elegant ceramic tiled flooring. Adjacent to this impressive space is a charming boot room, featuring a solid oak floor, side access to the tandem double garage, and an additional cloakroom with a downstairs WC. The reception hall leads to a cozy snug at the front of the house, adorned with herringbone wood-effect flooring and a boxed bay window. Sliding doors from the snug provide entry to the kitchen. Towards the rear of the property, an optional fifth bedroom awaits, complete with a built-in wardrobe and wooden flooring. This versatile room could also serve as an additional living area. The utility room is well-equipped, offering plumbing for two washing machines, space for a tumble dryer, a water softener, and stylish herringbone floor tiles. It also includes a built-in drying cupboard, a stainless-steel butler sink, and a convenient pet shower. At the back of the house, the open-plan family kitchen and dining room is a true highlight. Featuring wood-effect antico-style flooring, bi-fold doors that open onto an inviting outdoor decked area, and an extra external door to the side, this space is perfect for both entertaining and everyday living. The kitchen area is seamlessly adjoined, with fitted floor and wall cupboard units, an integrated dishwasher, a Smeg cooker, a sink unit, and a walk-in pantry. The central island provides additional work surfaces and a modern breakfast bar, making it the heart of the home.

Upstairs, the principal bedroom is a luxurious retreat, featuring double bi-fold doors with a Juliet balcony overlooking the garden and offering breathtaking field views. The modern ensuite bathroom includes a vanity sink unit, WC, bath, and walk-in shower. The landing grants access to three more bedrooms and houses a sizeable airing cupboard with a hot water cylinder. The second bedroom is the largest of the five, showcasing a box bay window with front aspect field views and its own ensuite shower room. Bedroom three is uniquely designed, with two separate areas—one of which could double as a dressing area—and French doors that open onto a Juliet balcony. This room also features a walk-in wardrobe and another ensuite shower room. Bedroom four, currently used as a dressing room, has a rear aspect dormer window, fitted shelves, and hanging rails, offering ample storage and organisation options.







# Step Outside

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To the rear, a spacious wrap-around decking area invites you to enjoy summer alfresco dining. The landscaped garden, primarily laid to lawn, is fully enclosed by mature trees and hedging, providing a peaceful retreat that backs onto open fields. Feature lighting ensures that the garden can be enjoyed at any time of day, illuminating the outdoor space beautifully.

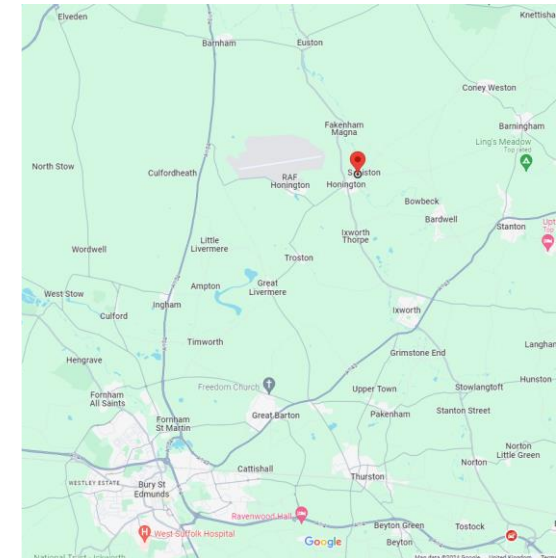
Additionally, there is an enclosed vegetable patch, separated by a charming wooden fence, with four box planters, a potting shed, and a greenhouse, perfect for gardening enthusiasts. This delightful outdoor space combines functionality and aesthetics, making it an ideal setting for both relaxation and entertainment.



## Location

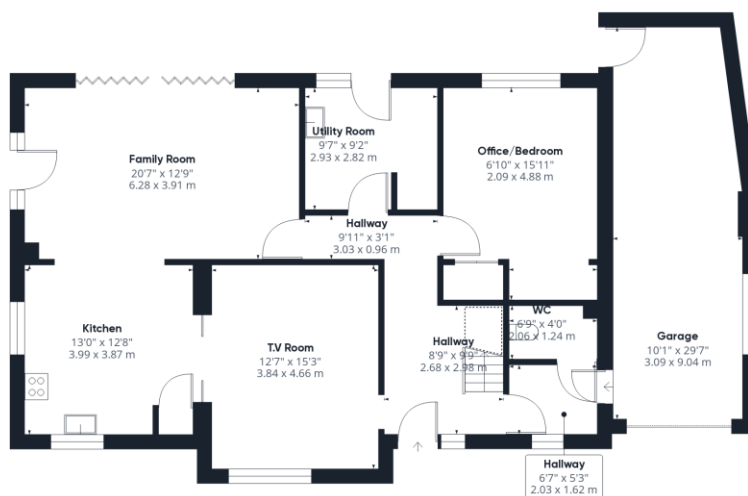
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Sapiston features a fantastic village hall and is a beautiful semi-rural village. Honington is the next village which has plenty of amenities such as a fuel station, village shop and more. Honington is a village and civil parish located in Suffolk in eastern England. It is near to the border with Norfolk. Lying on the River Black Bourn.



## Services

- Mains Water
- Mains Electric
- Mains Drainage
- Mains Gas
- Fiber Broadband
- Freehold
- Council Tax Band – E
- EPC - C



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2613.33 ft<sup>2</sup>  
242.79 m<sup>2</sup>

Reduced headroom

130.18 ft<sup>2</sup>  
12.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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