



## The Old Guildhall Studio

The Street | Badwell Ash | Bury St. Edmunds | IP31 1DP

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# Guildhall Studio

This studio property exudes a charming, rustic appeal, highlighted by its beautiful front façade. The exterior features a pair of arched windows, elegantly framed with red brickwork, which lend the building a traditional and characterful appearance. The walls flanking these windows are constructed from a blend of flint and brick, providing both texture and a sense of enduring solidity to the structure. Inside, the property offers two spacious double bedrooms, a single bedroom, and an open-plan kitchen/living area, all with delightful views overlooking the rear garden.





# Step Inside

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Upon entering the property, you are welcomed by a central corridor that effortlessly connects every corner of the home, creating a sense of flow and cohesion throughout. The generous principal bedroom exudes an atmosphere of comfort and seclusion. This room is further complemented by an ensuite shower room, designed to offer both convenience and a touch of luxury. A large window overlooks the front driveway, inviting an abundance of natural light to fill the space, enhancing its warm and inviting ambiance.

Continuing along the corridor, you will discover the second bedroom, another spacious double room that offers ample space for relaxation. At the end of the hallway, the third bedroom is a thoughtfully designed single room that is well-proportioned and versatile which adapts perfectly to your personal needs and preferences, should you need a home office or snug.

The heart of the home is clearly the stunning open-plan kitchen and living area. This expansive space offers a perfect blend of functionality and style. The kitchen is fully equipped with a conventional oven, an induction hob, and spaces thoughtfully allocated for a washing machine and dishwasher. A sleek stainless steel sink adds a modern touch to the design. Adjacent to the kitchen, the living area provides an inviting space for relaxation or entertaining guests. Large windows flood the room with natural light and offer picturesque views of the rear garden, which can be easily accessed through elegant French doors.

Situated at the front of the property is a spacious and fully detached bar and games room. This versatile area is expansive enough to comfortably house a full-sized pool table and dart board, making it the perfect retreat for relaxation and entertainment. Whether hosting guests or enjoying a quiet evening, this space offers an ideal setting for leisure activities in a sophisticated environment.

Overall, this property is meticulously designed to provide a harmonious blend of comfort, practicality, and aesthetic appeal, making it an ideal home for those who value both functionality and sophisticated living.





# Step Outside

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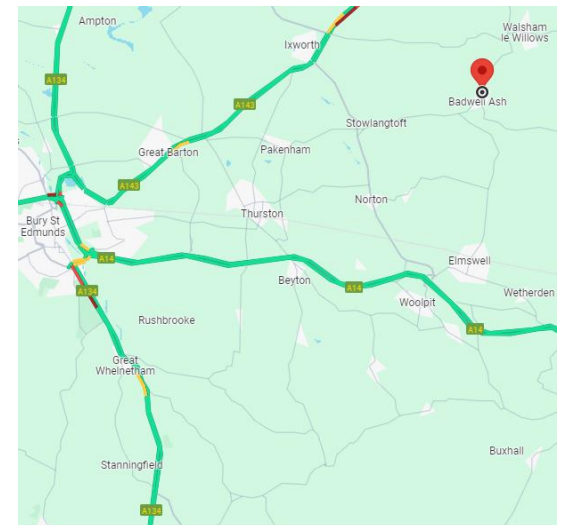
The property is approached by a sweeping paved shared driveway which provides ample parking. The rear garden is a beautifully enclosed plot, providing a sense of privacy and tranquillity. At its heart lies a spacious wooden decking area, perfect for outdoor entertaining and relaxation. This inviting space is adorned with a charming wooden veranda, creating an ideal setting for al fresco dining or enjoying quiet moments in nature. However, it is worth noting that the decking requires some maintenance to restore its pristine condition and ensure its continued enjoyment.



## Location

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This charming property occupies a delightful setting in the desirable village of Badwell Ash, located approximately 12 miles from the historic market town of Bury St Edmunds and approximately 9 miles from the market town of Stowmarket.



# Services

- Mains Water
- Mains Electric
- Mains Drainage
- Oil Central Heating
- Council Tax Band – C
- EPC - awaiting

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

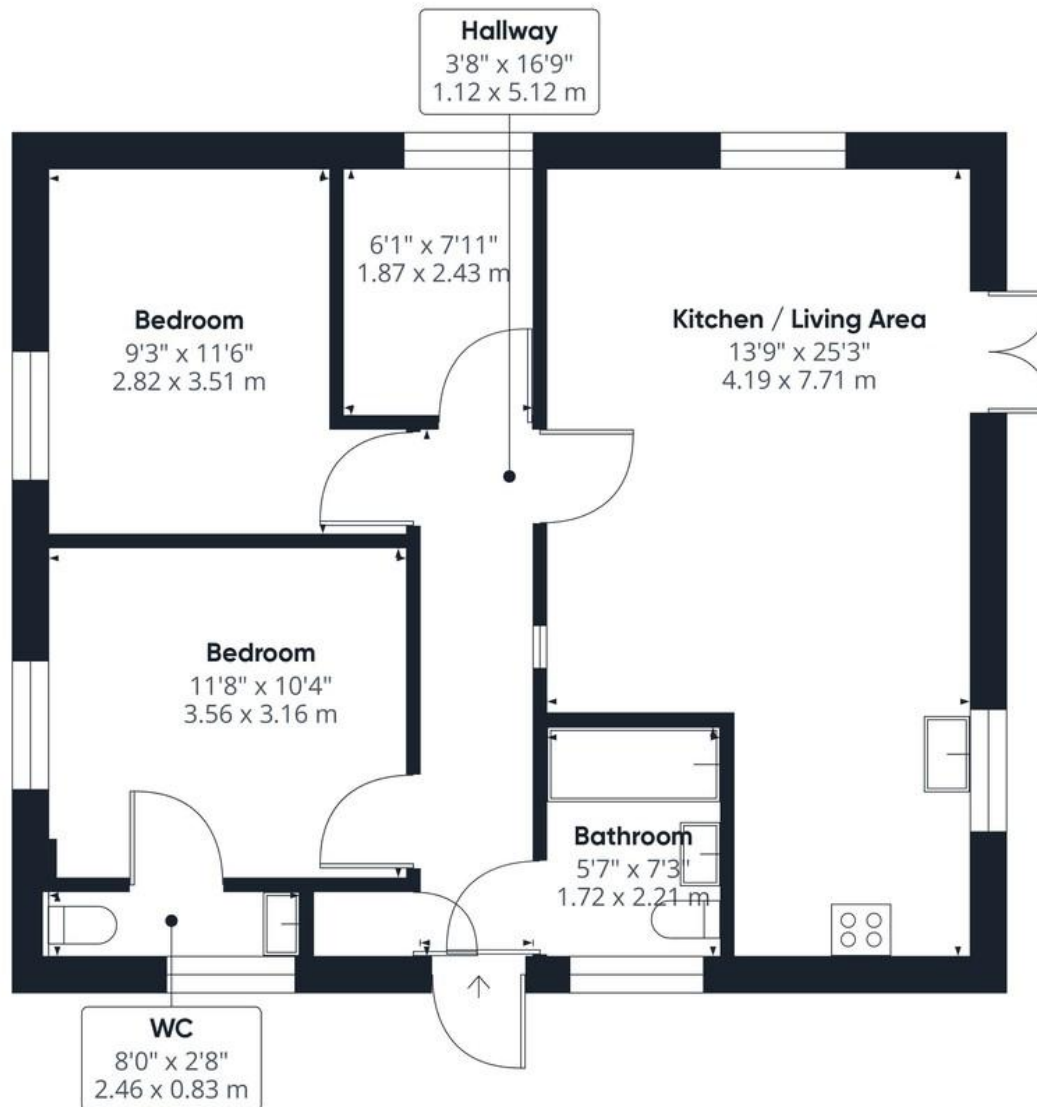
716.23 ft<sup>2</sup>  
66.54 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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. In ternal 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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