



10 Woodland Place
Great Barton | Bury St. Edmunds | IP31 2TG

FINE & COUNTRY
fineandcountry.com™

Woodland Place

This exceptional property offers a harmonious blend of generous living spaces and contemporary design, making it ideal for both family living and entertaining. Spanning over 3,100 sqft of accommodation across two expansive floors, the home is meticulously designed to balance functionality with elegance. The layout includes five spacious double bedrooms, offering ample comfort and versatility for a growing family or accommodating guests.

Nestled within a peaceful cul-de-sac, the property enjoys a tranquil setting, while ensuring privacy and a sense of community. Positioned centrally on a beautifully maintained half-acre plot, the home is surrounded by mature gardens, providing a serene outdoor retreat. The extensive grounds offer opportunities for outdoor recreation, gardening, or simply relaxing in nature.





Step Inside

The property welcomes you with a bright and spacious entryway, leading into a generously proportioned living room filled with natural light from a striking floor-to-ceiling window. A modern sandstone fireplace with a log burner adds charm and comfort, while the adjoining dining room provides an elegant space for entertaining. The dining area connects seamlessly to the kitchen via a convenient serving hatch, offering ample workspace and storage. A utility room and a separate enclosed laundry room add practicality to the ground floor layout.

The ground floor also features a versatile reception room, which, alongside a bedroom and bathroom, presents an excellent opportunity for an annex or guest suite. An additional bedroom on this level ensures flexibility for family living.

Upstairs, the home offers a private retreat, with three generously sized bedrooms, including a master bedroom that benefits from a dedicated dressing room. A beautifully finished family bathroom and a thoughtfully designed landing enhance the sense of comfort and flow throughout the upper level.

With its elegant design, spacious accommodation, abundance of built-in storage and versatile layout, this property is a superb opportunity for those seeking both luxury and practicality in a peaceful and sought-after location.





Step Outside

The property sits within a fully enclosed plot, offering both privacy and security and is further enhanced by the addition of a generously sized garage, and ample off-road parking to accommodate multiple vehicles with ease. An expansive rear terrace serves as the perfect outdoor sanctuary, complete with a luxurious, large hot tub, ideal for unwinding in comfort or entertaining guests.

The garden itself is primarily laid to lawn and meticulously maintained, boasting two well-equipped greenhouses, multiple storage sheds, and an array of vegetable planters.

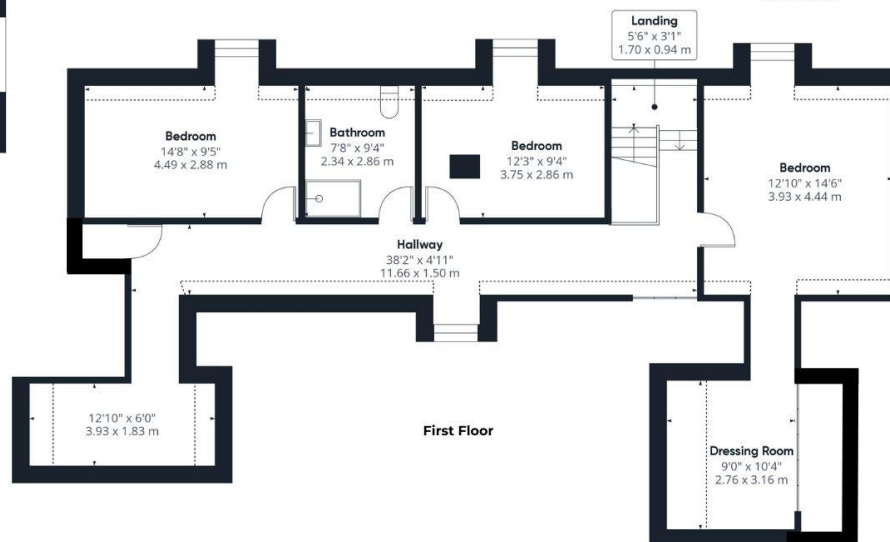
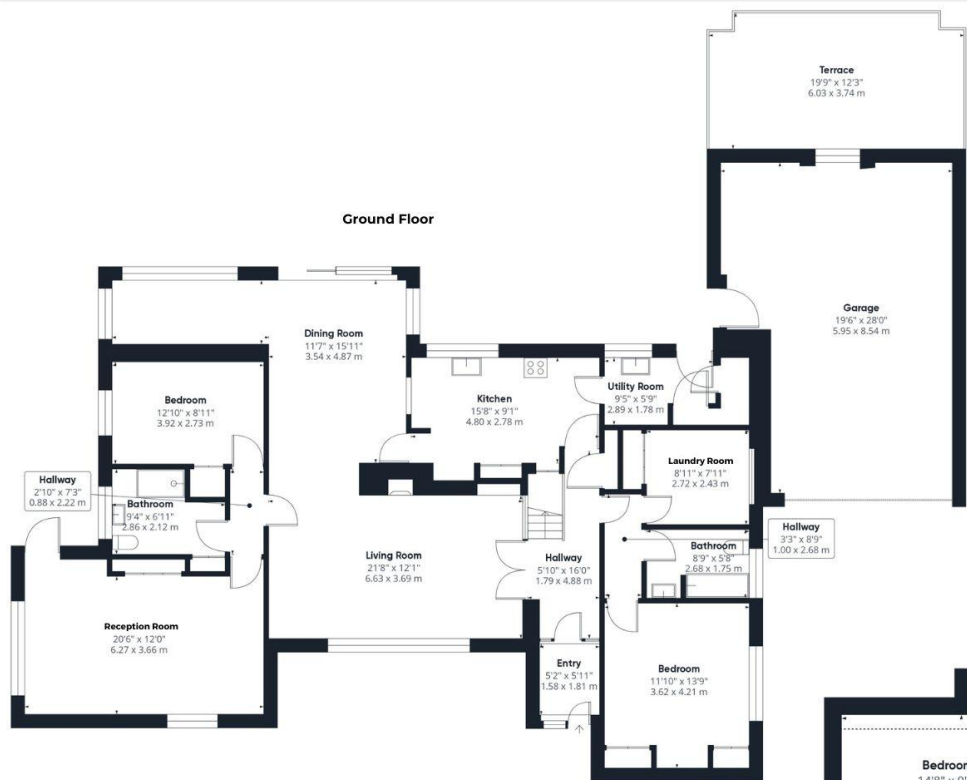
The expansive plot, spanning approximately half an acre, provides a wealth of possibilities for further landscaping, outdoor recreation, or simply enjoying the tranquillity of this idyllic setting.



Location

Great Barton is a sought after village just a short drive from the wonderful market town of Bury St Edmunds. The village is well served and includes a pub, shops, petrol station, school and a village hall. Bury St Edmunds has a striking combination of medieval architecture, elegant Georgian squares, glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Approximate total area⁽¹⁾

3160.28 ft²
293.6 m²

Balconies and terraces

237.24 ft²
22.04 m²

Reduced headroom

117.43 ft²
10.91 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE360

Services

- Mains Water
- Mains Gas
- Mains Electric
- Mains Drainage
- Solar Panels & Battery Storage
- EPC – C
- Council Tax Band - E



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 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.



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

