



Boreham House

Bardwell Road | Sapiston | Bury St. Edmunds | IP31 1RU

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Bardwell Road

This exceptional family home offers an impressive standard of well-presented accommodation, beautifully appointed throughout to create a bright and airy atmosphere. Occupying an enviable elevated position, the property is set back from a quiet country lane and benefits from far-reaching countryside views that enhance its idyllic setting.





Step Inside

The accommodation is generously proportioned and thoughtfully laid out, beginning with a traditional front entrance that opens into a spacious reception hall featuring a cloakroom and an elegant handcrafted staircase leading to the first floor. A dedicated home office with a front-facing window provides an inspiring work-from-home environment with delightful views. The expansive sitting room is a standout feature, boasting high ceilings, an elegant fireplace, and large windows to the front and French doors to the rear. The kitchen is well-equipped with a comprehensive range of fitted units, coordinating preparation surfaces, and integrated appliances including a range cooker and wine fridge. A standout feature of this exceptional home is the stunning garden room, added by the current owners and designed to fully embrace its tranquil rural surroundings. Bathed in natural light through expansive glazing, the space offers uninterrupted views across open countryside. Elegant French doors to either side and full-width bi-folding doors at the far end open seamlessly onto the patio, creating an effortless connection between indoor and outdoor living. Adjacent to the kitchen is a practical utility room with additional storage, a sink, and spaces for white goods. A useful boot room and snug, currently used as an extra office further complement the ground floor. This versatile reception room offers flexibility to serve as a potential annexe or guest suite, with its own staircase providing access to the first floor.

Upstairs, the property is served by two landings—one with built-in wardrobes—and offers four well-proportioned bedrooms, each designed to maximize natural light and space. The principal bedrooms are complemented by a stylish family bathroom and an additional shower room, catering comfortably to the needs of a modern family.

Throughout the home, quality materials and finishes are evident, including updated double-glazed windows and external doors. This property truly combines traditional charm with contemporary enhancements and should be viewed internally to be fully appreciated.





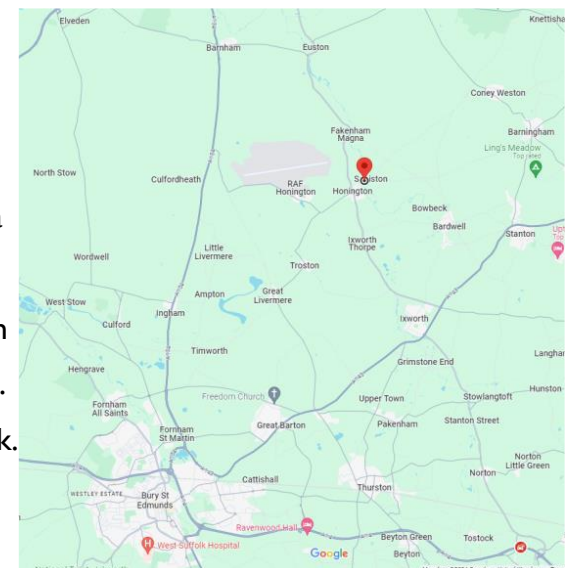
Step Outside

The property is approached via a charming, sweeping driveway that provides ample parking and turning space, along with convenient access to the adjoining garage. Positioned at the heart of its one acre plot, the house is enveloped by beautifully landscaped gardens featuring extensive lawns, an impressive variety of mature trees, ornamental planting, and vibrant, well-tended flower beds. Additional highlights include a productive vegetable garden, a greenhouse, and a delightful stone-paved terrace—perfect for alfresco dining and entertaining—which can be accessed directly from both the living room and garden room. The south facing orientation of the garden enables the weather to be enjoyed from the patio all through the day. Offering a wonderful sense of privacy and rural serenity, the grounds form an exceptional setting for the property.



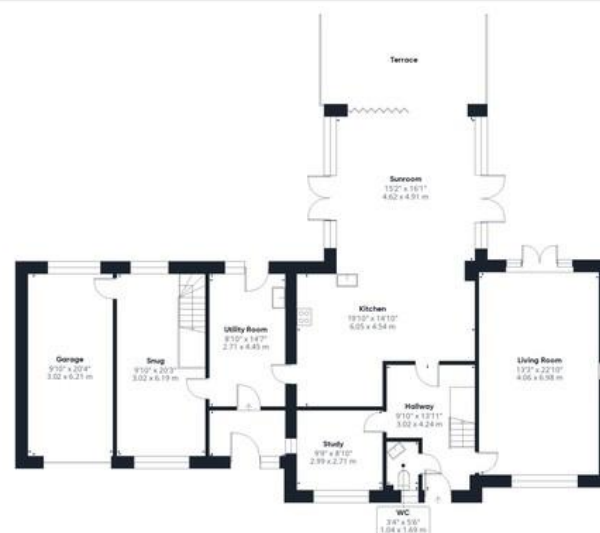
Location

Sapiston features a fantastic village hall and is a beautiful semi-rural village. Honington is the next village which has plenty of amenities such 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
- Oil Fired Heating
- Septic Tank
- EPC – D
- Council Tax Band - G



Ground Floor



Floor 1

Approximate total area^{ms}

2576 ft²

239.3 m²

Reduced headroom

52 ft²

4.8 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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