



Old Fields

Bradfield Combust | Bury St Edmunds | IP30 0LS

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Old Fields

Oldfields is an exceptionally presented, detached four-bedroom residence that has been thoughtfully extended and significantly enhanced to offer a refined lifestyle home.

Set within approximately 1.25 acres of picturesque countryside, the property blends traditional character with contemporary finishes, creating a harmonious and elegant living environment.

The main house is complemented by a converted double garage, now serving as a self-contained annex, ideal for guests, extended family, or potential rental use. Additional features include a pool house complete with sauna, a cart lodge and a separate commercial yard, discreetly enclosed by tall hedging and accessed via an electric sliding gate, providing privacy and generous space for manoeuvring. Further outbuildings consist of a meticulously maintained home office (formerly garaging), a workshop, and a shelter—all presented to a high standard.





Step Inside

The property is entered via a solid oak front door into a welcoming lobby, which leads through French doors into a seating area adjoining the kitchen. The spacious, dual-aspect kitchen/breakfast room features a comprehensive range of traditional-style wooden cabinetry with granite worktops, a contrasting painted island unit, and a matching tall dresser. Integrated appliances include double ovens, a dishwasher, and recessed lighting, all set against grey lime-washed wood-grain flooring.

The central hallway provides access to a side lobby and a cloakroom with a WC and corner basin. A staircase rises to the first floor. The living room is tastefully decorated in a two-tone finish and includes an oak door, custom-built wooden storage with display shelving, and a brick-built open fireplace with a stone hearth. French doors open into the family room, which in turn features additional French doors to the terrace and a separate access to the utility room.

A striking architectural highlight is the Garden Room/Dining Room—a vaulted, light-filled space with Velux roof lights and a fully glazed gable end. This room shares its space with the triple-aspect dining area, which boasts a glass roof lantern, French doors to the side garden, and bi-fold doors opening to the west-facing rear garden. The entire space is tiled with underfloor heating.

Upstairs, there are four bedrooms, two with en-suite facilities, and a family bathroom. The principal bedroom includes built-in wardrobes, a dressing room, and a luxurious en-suite with a double-ended Jacuzzi bath, large walk-in shower with drencher and handset, vanity unit, and WC—all fully tiled. Bedroom two matches the principal bedroom in size, while bedroom three is a front-facing double with an en-suite. Bedroom four also faces the front and includes built-in wardrobes.

The fully tiled family bathroom offers a traditional wooden vanity unit, WC, and a bath with overhead shower. The landing benefits from natural light flowing up from the Garden Room below.





Step Outside

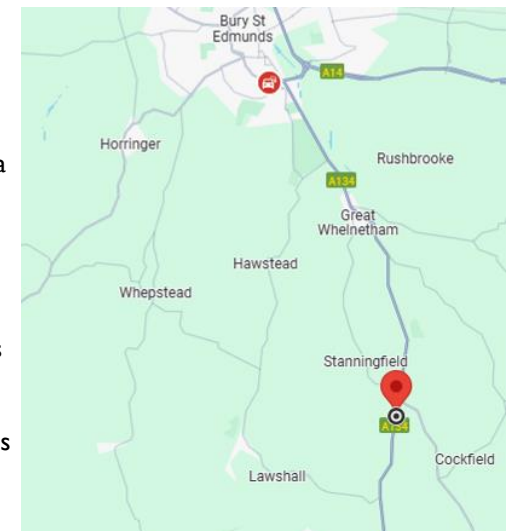
The property is accessed via brick piers with wrought iron gates opening onto an impressive block-paved driveway, featuring kerbed edging and a central stone circular design framed by mature hedging, planting, and close-boarded fencing. There is extensive parking, including a double cart lodge and a secure garage with a roller shutter door. Matching wrought iron side gates lead to a secondary entrance with an oak-framed porch.

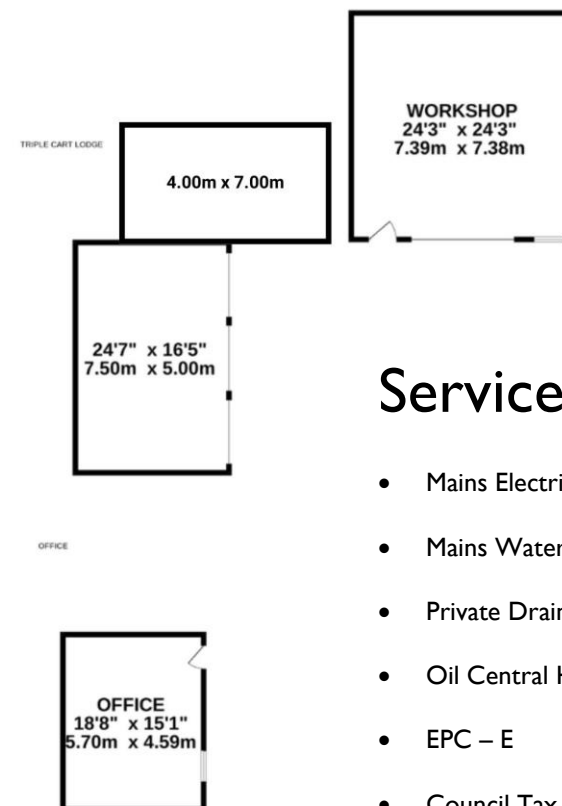
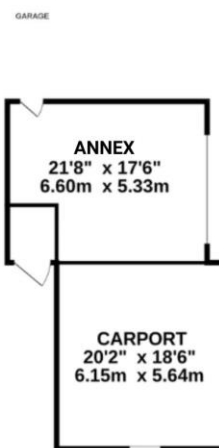
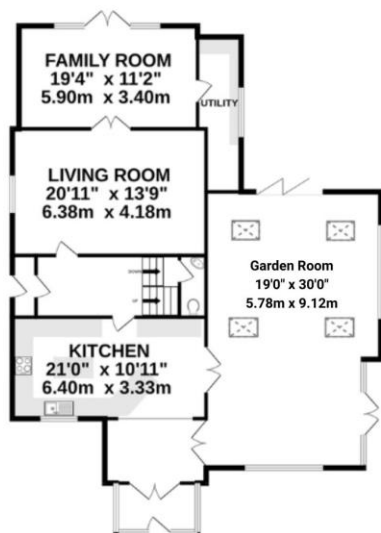
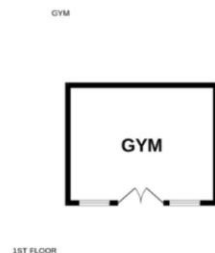
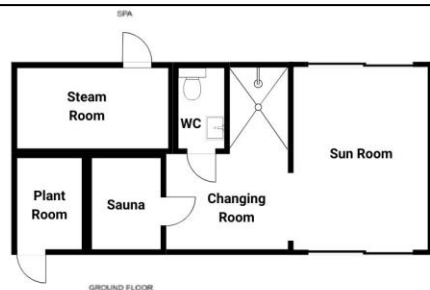
Set within approximately 1.25 acres, the grounds are immaculately maintained and offer exceptional outdoor amenities. These include an open-air swimming pool, summer house, beach hut-style covered seating area, sauna, hot tub, cold plunge pool, and a large terrace ideal for entertaining and al fresco dining. Beyond the formal gardens lies a fully enclosed paddock. A separate commercial yard with its own secure access features a home office and multiple outbuildings for covered storage or additional parking. This unique property is perfectly suited for an active family lifestyle or a home-based business.



Location

Bradfield Combust is a picturesque village nestled in the Suffolk countryside, approximately 5 miles south of the historic market town of Bury St Edmunds. There is a Grade II Listed Church and a 15th century pub. Surrounded by rolling fields and ancient woodlands, including the nearby Bradfield Woods National Nature Reserve offering an abundance of local scenic walks. Bury St Edmunds offers good access to the A14, A11(M11) and the railway station which has links to mainline services to Cambridge, London's Liverpool Street and Kings Cross.





Services

- Mains Electric
- Mains Water
- Private Drainage
- Oil Central Heating
- EPC – E
- Council Tax Band – F
- Annex Council Tax Band - B

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Approximate Gross Internal Area = 252 m² / 2713 ft²

Garage = 70 m² / 753 ft²

Spa = 49 m² / 529 ft²

Total = 371 m² / 3993 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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