



5 Upper Meadow

Walsham-le-willows | Bury St. Edmunds | IP31 3AY

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## 5 Upper Meadow

An impressive and individually designed detached residence, set within a secluded and highly desirable location in the charming village of Walsham-le-Willows. Offering over 2,500 square feet of thoughtfully arranged living space, this substantial home is positioned on a generous quarter-acre plot. The property also features a detached double garage with an upper-level studio, ideal for a home office or creative space, along with a separate workshop, providing excellent versatility and functionality.









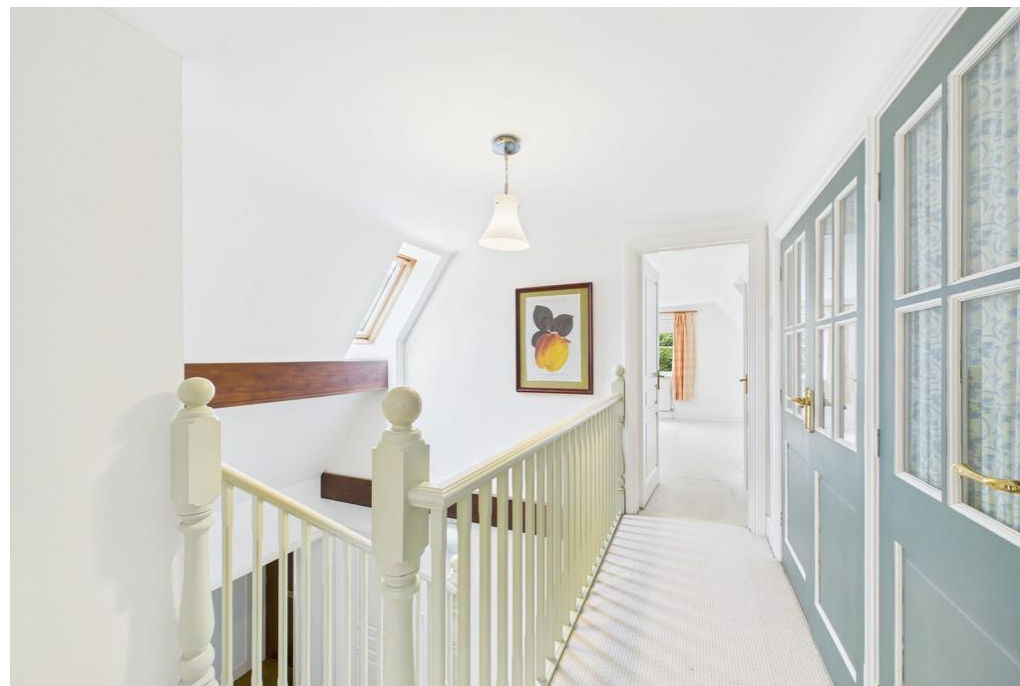
# Step Inside

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The property is entered via a welcoming entrance hall, which includes useful storage and a cloakroom, and flows seamlessly into the heart of the home—a striking open-plan L-shaped living room. This expansive, light-filled space is beautifully enhanced by large windows, glazed patio doors, and skylights, creating a bright and inviting atmosphere throughout. A characterful inglenook-style fireplace, complete with an oak bressummer and a log-burning stove, provides a warm and cosy focal point.

The adjoining farmhouse-style kitchen is well-appointed with an extensive range of hardwood cabinetry and integrated appliances, including an electric hob, oven, fridge/freezer, and dishwasher. A separate utility room offers additional storage and dedicated space for laundry facilities.

The principal bedroom suite is conveniently located on the ground floor and enjoys a tranquil outlook over the front garden. It features built-in wardrobes and a generous en suite bathroom fitted with a bath, separate shower, WC, and wash basin. On the first floor, two further spacious bedroom suites each benefit from their own en suite shower rooms. Additionally, a versatile dressing room offers excellent flexibility offering an abundance of storage space.







# Step Outside

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The property is approached via a concrete driveway, offering generous off-road parking and access to a detached double garage with twin up-and-over doors. Inside, a staircase leads to a spacious first-floor studio or office space.

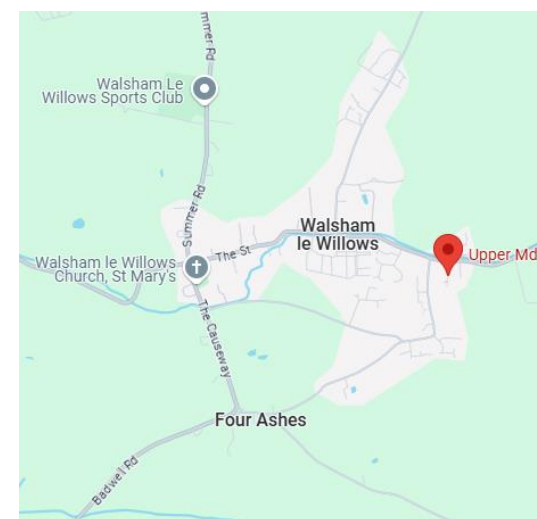
The mature rear garden provides a high degree of privacy and is predominantly laid to lawn, framed by well-established shrub borders. A charming patio area, complete with a pergola and accessible from both the reception room and kitchen, offers an inviting setting for alfresco dining, relaxing, and entertaining.



## Location

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The sought after village of Walsham-le-Willows is home to the popular bar and restaurant, The Blue Boar. There is a strong sense of community in the village with many events and clubs organised through the village hall and other amenities with multiple shops and businesses, a gym, primary school and excellent connections to the historic market town of Bury St Edmunds.

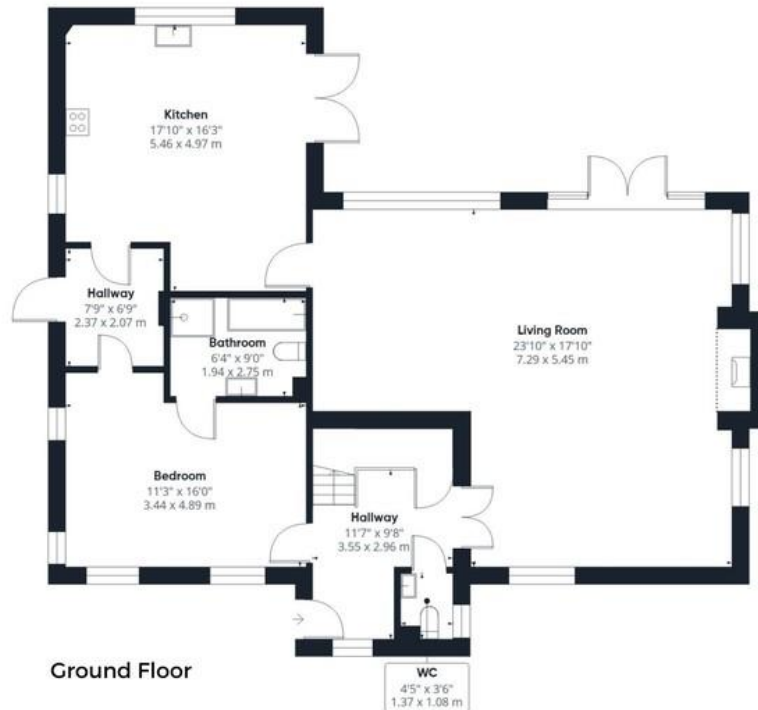


### Approximate total area

2427 sqft  
225.6 sqm

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

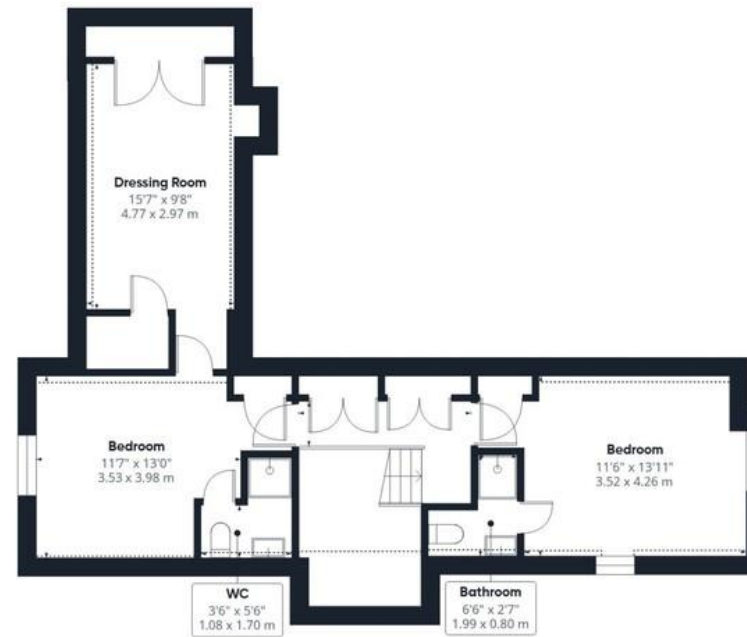
Calculations are based upon RICS IPMS 3C standard.



Ground Floor



First Floor



First Floor

## Services

- Mains Water
- Mains Electric
- Mains Drainage
- Oil Fired Central Heating
- Council Tax Band – F
- EPC - D



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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