



**Pond House,  
Whepstead, Bury St. Edmunds, Suffolk.**

**DAVID  
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# POND HOUSE, WHEPSTEAD, BURY ST. EDMUNDS, SUFFOLK. IP29 4SS

Whepstead is an attractive, widespread rural village with the Norman parish church of St Petronilla and village pub. The Cathedral town of Bury St. Edmunds lies about 5 miles north and provides a very comprehensive range of services and amenities. The A14 trunk road is about 4 miles and this provides fast access to Cambridge, Ipswich, Stansted Airport and London via the M11. Just 15 miles away is the town of Newmarket, world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre and some of the finest racing in the world is seen on Newmarket's two racecourses.

This spacious detached house is currently utilised as two dwellings with well-balanced accommodation serving both elements, the annexe in particular has a splendid drawing room and charming garden. It is fair to suggest that the main house requires a degree of decorative attention/updating but the whole offers a unique opportunity to suit those looking for a large versatile house or accommodation to suit two generations. **NO ONWARD CHAIN.**

## A substantial house currently utilised as two homes within a popular Suffolk village.

### POND HOUSE

**ENTRANCE HALL:** A spacious area with handmade staircase rising to first floor and useful storage cupboard below. Doors to:-

**DRAWING ROOM:** Enjoying far reaching field views with a sliding glazed door opening on to terracing and the garden beyond. Fireplace with multi-fuel stove on a brick hearth and moulded wood surround.

**DINING/SITTING ROOM:** A spacious area with sliding doors opening to the terrace and garden beyond.

**KITCHEN:** Fitted with an extensive range of matching units and worktop incorporating single drainer sink unit complete with vegetable drainer and mixer tap over. Plumbing for dishwasher and washing machine. Integrated oven with 4-ring hob and extractor fan over. Space for full-height fridge/freezer.

**CLOAKROOM:** Fitted WC and wash hand basin.

### First Floor

**LANDING:** Far reaching field views and doors to:-

**BEDROOM 1:** Door to:-

**ENSUITE:** Shower cubicle, heated towel rail, WC and wash hand basin with storage below. Shelved linen cupboard.

**BEDROOM 2:** Enjoying far reaching field views.

**BEDROOM 3:** Built-in wardrobe.

**FAMILY BATHROOM:** Bath with shower over and side screen. WC and wash hand basin.

### POND HOUSE ANNEXE

**ENTRANCE VESTIBLE:** A lovely light addition with ample space for table and chairs to be utilised for recreation. Door to:-

**ENTRANCE HALL:** Staircase off and doors to:-



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**DRAWING ROOM:** A splendid room with considerable character that includes ornate cornicing, deep pine skirting, fireplace with inset multi-fuel stove and tiled hearth. 2 sets of sliding glazed doors open onto terracing and the garden beyond.

**KITCHEN:** Fitted with an extensive range of units and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Integrated electric oven, hob and extractor fan over. Plumbing for washing machine and dishwasher. Space for tumble dryer and full height fridge/freezer.

**CLOAKROOM:** Fitted WC and wash hand basin.

## First Floor

**LANDING:** Doors to:-

**BEDROOM 1:** A spacious room with views over the garden. Fitted wardrobes.

**BEDROOM 2:** Enjoying views over the rear garden.

**BATHROOM:** A spacious room that includes a large bath with period style fittings and separate shower attachment over. WC and wash hand basin.

## Outside

A five-bar gate opens to a large gravel drive providing **OFF-ROAD PARKING** and in turn leading to:-

**GARAGE:** With light and power connected and personnel door to side.

The gardens are divided almost equally with terraces, expanses of lawn and established trees.

**SERVICES:** Main water, drainage and electricity are connected. Oil fired heating. There are two oil tanks and two boilers. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax: House: Band E - £2,554.18 - 2024/25. Annexe: Band A - £1,393.19.

**EPC RATING:** D (both house and annexe).

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, 02 and Vodafone – outdoor, likely. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///burglars.uttering.beak.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

# Rede Road, Whepstead, Bury St. Edmunds, IP29

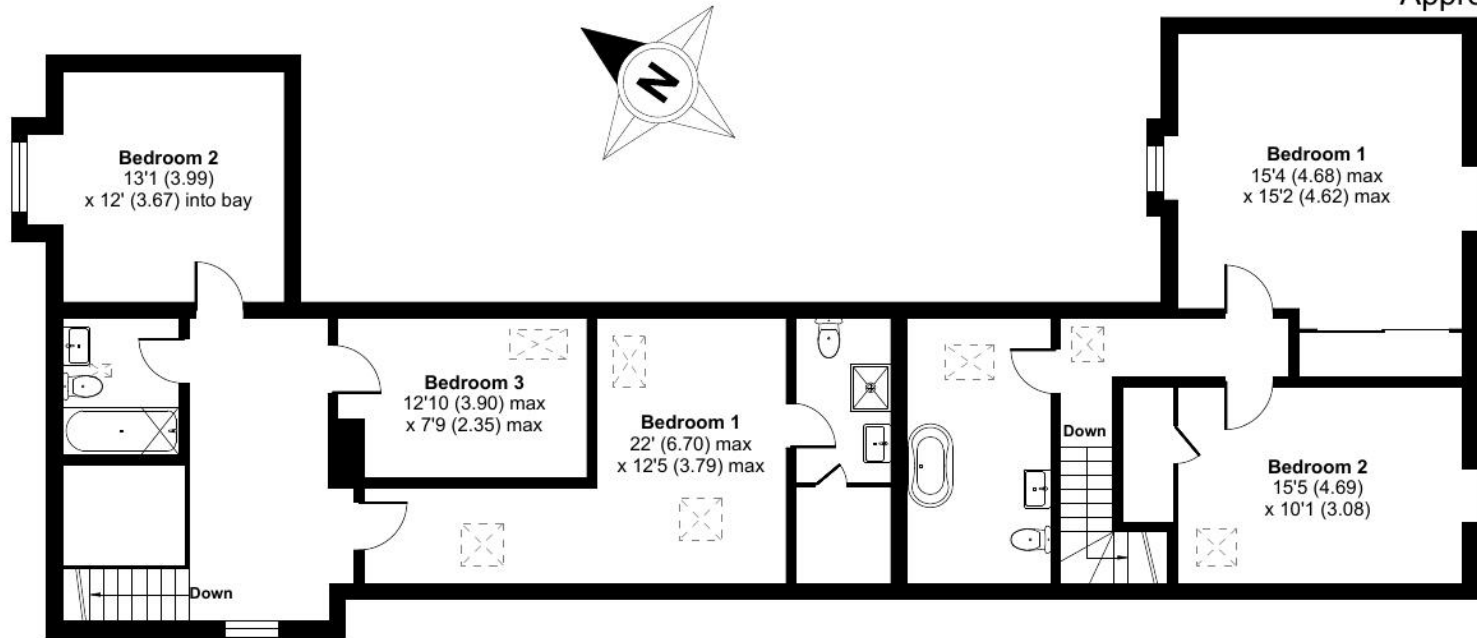
Approximate Area = 1513 sq ft / 140.5 sq m

Garage = 233 sq ft / 21.6 sq m

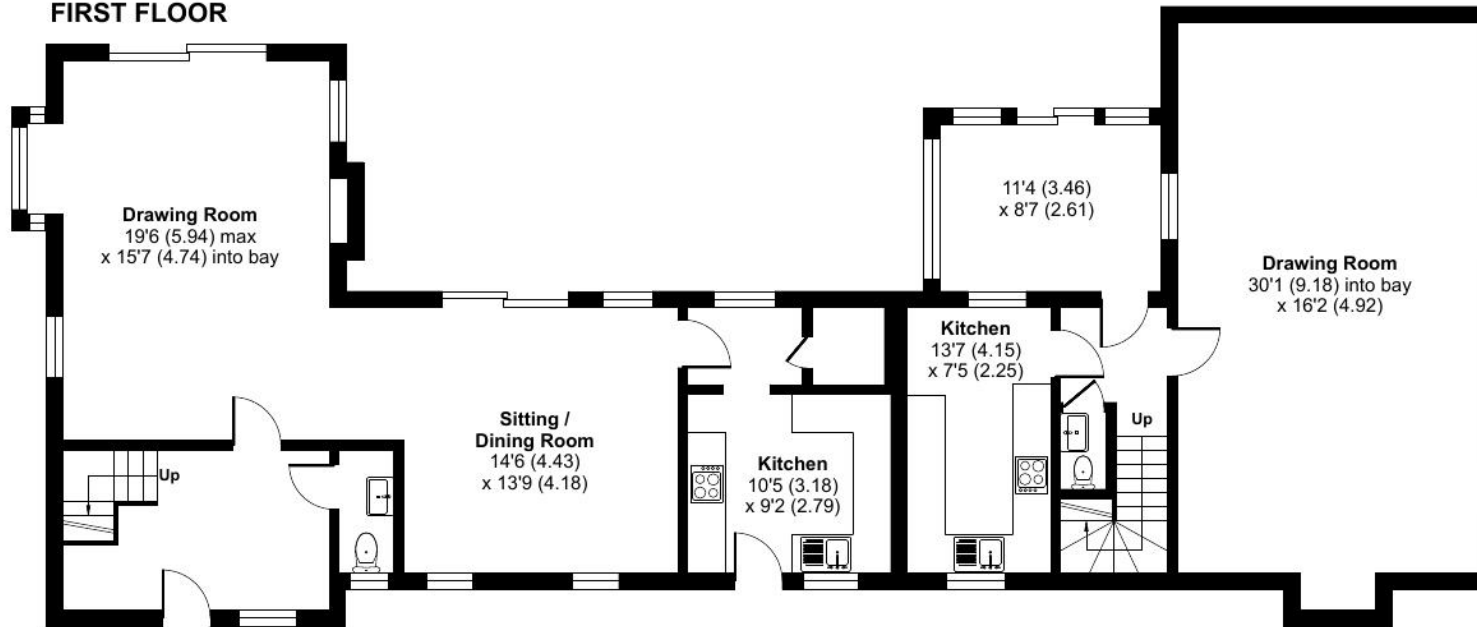
Annexe = 1367 sq ft / 126.9 sq m

Total = 3113 sq ft / 289 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**

