



BEAR MEADOW

Beyton | Bury St. Edmunds | Suffolk





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BEAR MEADOW

BEYTON | BURY ST. EDMUNDS | SUFFOLK

- Immaculately presented detached four bedroom country house; part of an exclusive development of individual high-specification homes
- Various interconnecting & separate spaces for variety of uses (exercise/study/entertain)
- Principal bedroom with en-suite & further three bedrooms with family bathroom – one fitted dressing room
- Entrance hall, cloakroom and utility room make for practical living
- Edge-of-village location, highly convenient for A14 commuting, close to historic Bury St. Edmunds & mainline rail link in Stowmarket
- Impressive Kitchen/Breakfast room with island & bespoke handcrafted cabinetry, includes all appliances
- Large gravel parking area, double garage with electric doors & fully enclosed garden with sun terrace
- Curtains / blinds fitted throughout



Substantial, modern edge-of-village home with high-specification features, gardens & garaging

Bear Meadow is an exclusive collection of ten highly individual detached homes sympathetically designed and constructed in varying Suffolk architectural vernaculars by acclaimed local housebuilders: Hopkins Homes. Substantial, light, spacious and contemporary, while at the same time the home has a traditional country house period feel. A high-level of attention was paid to the specification of the house, which is evident in details such as the bespoke handcrafted kitchen/dining room cabinetry and travertine tiles. Of particular note is the versatility of flexible separate living spaces with varying levels of connection that can be adjusted for a variety of uses, whether for exercising, studying or entertaining – all arranged around and that flow seamlessly from an impressive reception hall/dining space off the entrance hall. In addition to the separate Sitting Room and Snug, there is a downstairs cloakroom and useful utility room. Four bedrooms – one currently fitted as a dressing room – are served by an en-suite shower room and family bathroom – each with fitted wardrobe storage. Curtains and privacy blinds fitted throughout.

A pair of brick piers lead to a large gravel parking area with the additional asset of a double garage. The low-maintenance garden wraps around the rear of the property and is largely laid to lawn, fully enclosed and pet-friendly with a substantial sun terrace. Garden shed. Mature specimen trees, shrubs and hedging line all borders of the property.

4 Bear Meadow lies on the edge of a semi-rural and much favoured village of Beyton and lies east of the fine Suffolk Cathedral town of Bury St. Edmunds (7 miles). Conveniently located for A14 access and west of Stowmarket (9 miles) with its mainline rail link. The local community adjoins Thurston village and is well-served, including Fox & Hounds public inn, Co-operative store, filling station, Post Office, butchers, hairdressers, bakery, fish & chip shop, pharmacy. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

4 Bear Meadow is part of an exclusive development of individual high specification homes. Its versatile, well-appointed and beautifully arranged interconnecting, yet separate living spaces measure approximately 2,286 ft² (212.4 m²) – includes garage. The property will suit a broad range of buyers – all who seek convenient country living in a well-served village with excellent outdoor amenity and plentiful parking.

Ground Floor

ENTRANCE HALL

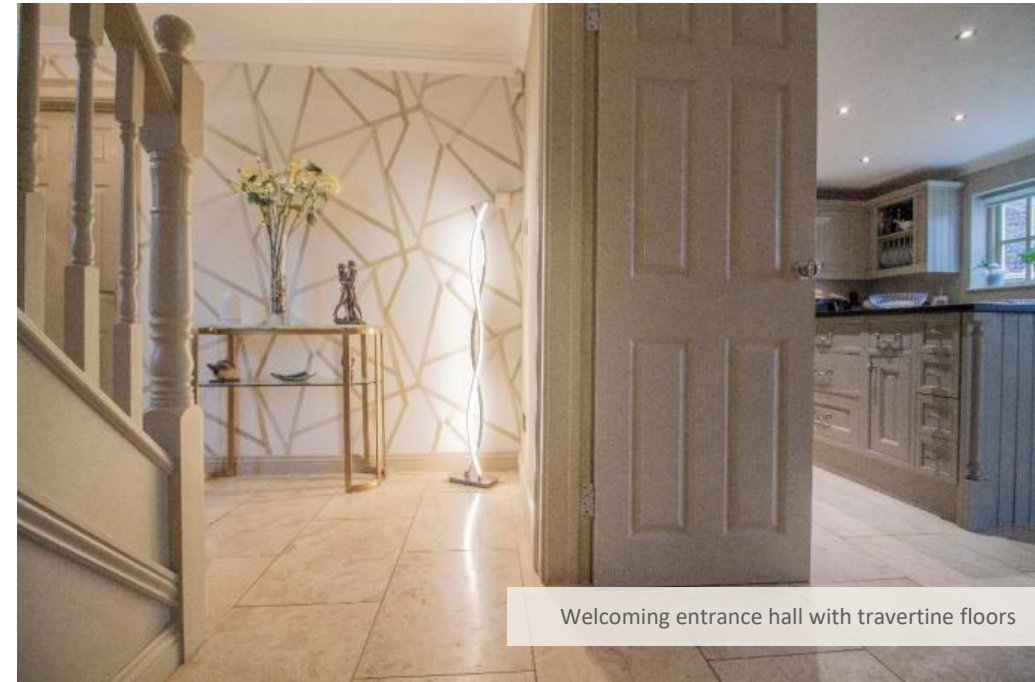
Enter through a part privacy glazed panelled front door with a window to front aspect fitted with venetian blind. Large and inviting with travertine tiled flows with underfloor heating. Recessed lighting. Doors to:

CLOAKROOM

With window to side aspect fitted with plantation shutter, the cloakroom comprises low-level wc and wall-mounted basin with mixer tap and vanity unit below. Clear backsplash. Travertine tile floor theme continues with underfloor heating. Recessed lighting.

KITCHEN / DINING ROOM 21'6" x 13'0" (6.55m x 3.95m)

Double doors pull back to reveal the impressive Kitchen / Dining room that exudes a chic modern country house feel. Light and airy with its large south-facing window of garden views fitted with roller blind. The dining space and kitchen revolves around a substantial island with all preparation surfaces wrapped in granite. The kitchen layout is thoughtfully considered with an extensive range of bespoke handcrafted cabinetry in sage green that includes deep pan drawers, larder, dresser and wine rack. *Belfast* sink with mixer tap. High-quality integrated appliances include: freestanding American-style stainless steel fridge / freezer with drink dispenser, dishwasher, *Rangemaster Classic* 6 burner gas cooking range with two electric oven spaces, a storage compartment and grill and extractor hood. Recessed lighting. Travertine tiled floor throughout. There is a large six seat dining area. Both underfloor heating and radiators. Door to:



Welcoming entrance hall with travertine floors



Impressive shaker Kitchen / Dining Room with large island wrapped in granite



Vaulted triple aspect Garden Room

UTILITY ROOM

A useful dedicated utility room. Quartz preparation surface with sink and mixer tap and hanging rail above. Gloss wall and base cabinetry. Appliances include separate condenser dryer and washing machine. Travertine tiled floor. Recessed lighting. Partly glazed external door to side aspect fitted with roller blind. Cupboard housing gas-fired boiler.

GARDEN ROOM 10'10" x 10'3" (3.33m x 3.13m)

From the Kitchen / Dining Room, an opening leads through to wonderful vaulted triple aspect garden room with French doors to south-facing garden terrace. Fenestration fitted with curtains and venetian blinds. TV and phone points. Pendant light. Travertine tiles with under floor heating.

SITTING ROOM 19'4" x 13'0" (5.89m x 3.97m)

Large and light dual aspect relaxed sitting room boasts a timber ceiling, brick fireplace with oak bressummer, wood burning stove and French doors to the south-facing garden terrace. TV and phone points. Carpeted. Recessed lighting.

SNUG 13'5" x 10'1" (4.08m x 3.08m)

Double doors open to a pleasant vaulted snug with sash windows fitted with slatted blinds combined with two skylights fitted with velux windows. TV point. Engineered wood floors. Pendant light. Radiator.

STUDY / LIBRARY 11'3" x 7'2" (3.42m x 2.18m)

Useful dedicated study/library nook. With fitted bookcases. Recessed lighting. Radiator.



Vaulted Snug / Media Room

First Floor

GALLERIED LANDING

Large galleried landing area with window to front aspect. Door to airing cupboard with linen shelving. Pendant lighting. Radiator with bespoke cabinet. Doors to:

PRINCIPAL BEDROOM SUITE 13'6" x 13'0" (4.12m x 3.97m)

A light and airy principal bedroom with south-facing windows fitted with plantation shutters. Pendant light. TV point. Radiator with custom cabinet. Opening to:

EN-SUITE SHOWER ROOM

Luxuriously appointed en-suite with floor to ceiling tiles comprising corner shower cubicle with fixed rain head and adjustable shower attachment, vanity unit with twin basins, mixer taps and low-level wc. Mirror. Heated towel rail. Window to side aspect fitted with roller blind. Recessed lighting.

BEDROOM TWO 13'0" x 10'11" (3.95m x 3.34m)

Another impressive dual aspect bedroom with south-facing windows fitted with venetian blinds. Large fitted wide two door wardrobe hanging rails and shelves. Pendant light. Radiator with custom cabinet.



Large Principal Bedroom suite



En-suite Shower Room twin basins



Dual aspect Bedroom Two

First Floor (cont'd)

BEDROOM THREE 11'1" x 11'0" (3.39m x 3.36m)

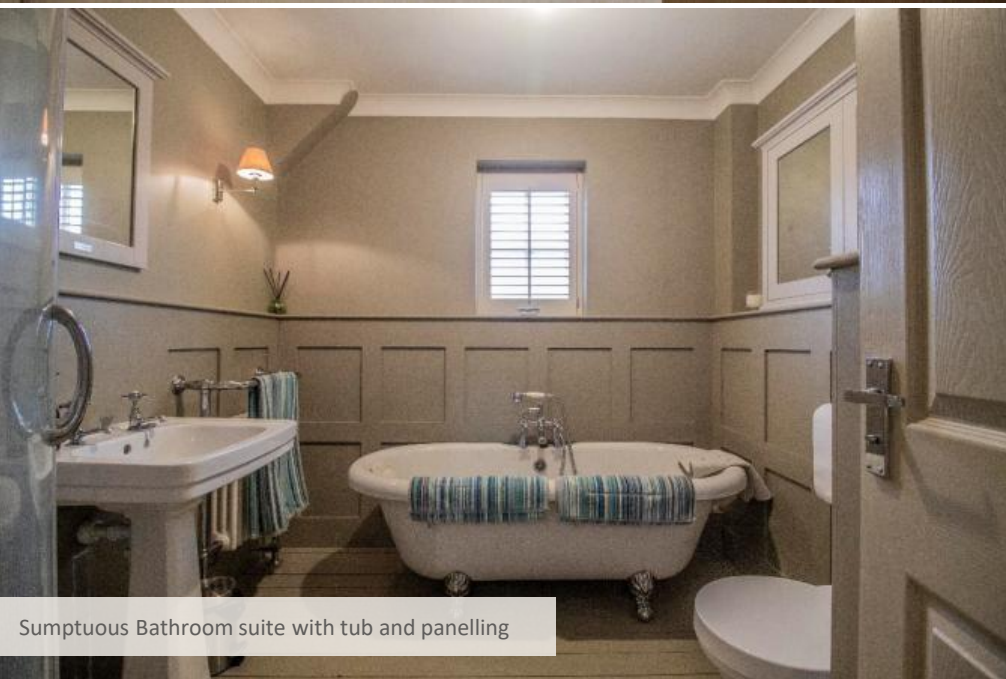
With window to front aspect fitted with privacy blind. Fitted wardrobe. Pendant light. Radiator.

BEDROOM FOUR / DRESSING ROOM 10'7" x 8'2" (3.92m x 2.48m)

With window to front aspect fitted with privacy blind. Fitted wardrobe. Pendant light. Radiator.

FAMILY BATHROOM

Sumptuous family bathroom suite with window to side aspect fitted with plantation shutter. Comprising clawfoot bath with shower attachment and mixer tap, corner shower cubicle with fixed rain shower and adjustable hose, pedestal basin, low level wc. Attractive wood panelled wainscot. Wood floor. Extractor fan. Heated towel rail. Mix of recessed and wall lighting.



Sumptuous Bathroom suite with tub and panelling

GARDENS, GARAGING & PARKING

Approached via a pair of brick entrance piers, there is an expanse of gravel drive for extensive vehicular parking and the additional asset of a double garage 18'0" x 17'8" (5.48m x 5.38m) fitted with lighting, power, electrically operated up-and-over doors. There is a garden shed.

The garden is largely low maintenance and mostly laid to lawn with a fully enclosed pet-friendly perimeter and a substantial sun terrace. Interspersed are mature trees and shrubs.



The garden is largely laid to lawn with a pet-friendly perimeter fenced and bordered on all sides by mature specimen trees



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); majestic ruins of Framlingham Castle (top right); 9 hole heathland course at Flempton Golf Club (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



A14	1.5 mile
Bury St. Edmunds	7 miles
Stowmarket	9 miles
Ipswich	20 miles
Newmarket	23 miles
Cambridge	39 miles



Aldeburgh (Suffolk Heritage Coast)
1 hr / 40 miles



From Stowmarket
London Kings Cross
(120 mins)
London Liverpool Street
(85 mins)
Cambridge
(60 mins)



London Stansted Airport
(1 hr / 56 miles)
Heathrow Airport
(2 hr / 103 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

PRIVATE includes: Culford School (1-19); Old Buckenham Hall (3-13); South Lee School (2-13).

STATE includes: Rougham CoFE Primary School (2-11); Thurston Community College (11-18).

University of Suffolk at West Suffolk College - Further Education.



Substantial sun terrace for entertaining



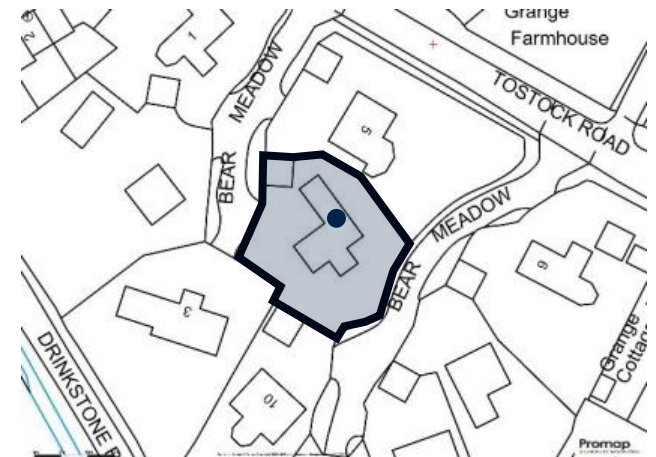
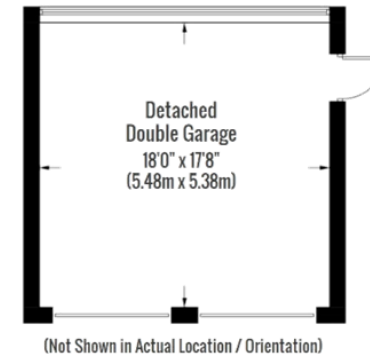
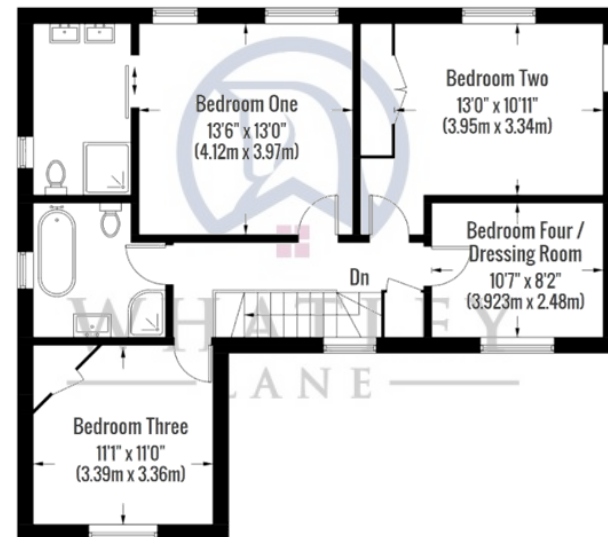
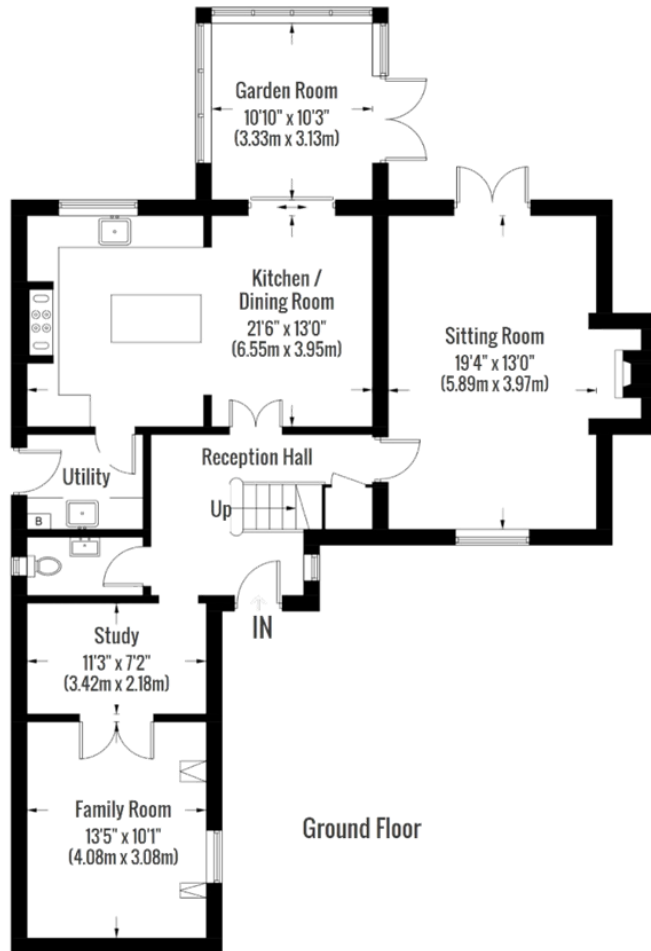
Useful double garage / storage

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA = 1965 ft² (182.6 m²)

GARAGE = 312 ft² (29.8 m²)

TOTAL (INCLUDING GARAGE) = 2286 ft² (212.4 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is available For Sale FREEHOLD with vacant possession upon completion.

SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

AGENT'S NOTE: none of the services have been tested.

LOCAL AUTHORITY

Mid-Suffolk District Council (0300 123 4000)

Tax band F - £3,027.30 (2024/25)

EPC rating – E.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole selling agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss before journeying to view the property.

DIRECTIONS (IP30 9HS):

From London/Cambridge/Bury St. Edmunds (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 passing Bury St. Edmunds towards Stowmarket. Exit the A14 at Junction 46, signposted 'Thurston/Beyton'. At the junction, turn right into Thurston Road passing under the A14 and entering the village of Beyton bearing left of The Green. At the next junction turn left into Tostock Road, signposted Stowmarket / Woolpit / Thurston, and the entrance to Bear Meadow can be found approximately 150 metres on the right hand side marked by our **For Sale board**.



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