

EH

EXQUISITE
HOME



THE PERFECT LIFESTYLE

“Location” and “lifestyle” are the two words that best characterise this stunning, five bedroom, four bathroom home nestled at the edge of the village of Tostock, with its easy access to the A14 and Bury St Edmunds. The property enjoys a large garden with an in-ground swimming pool, together with a detached gym/studio that would suit any number of purposes. The property is only a fifteen minute drive to Stowmarket, with its direct train services to London’s Liverpool Street, this property really does have everything to offer.



There can be no question that this house delivers on both accounts. The current owners love that ‘as soon as you come through the entrance door there is this lovely open feeling with the big windows letting in so much light; and you can see right through to the back garden. It’s just so bright and spacious.’ The impressive open staircase rises to the first floor, where glass balustrades allow light to flow throughout the dual-storey space unhindered, welcoming you further into the property. On entering the foyer, there is a small storage cupboard, perfect for coats and shoes, a ground floor shower room, and the fifth bedroom, which could alternatively be utilised as a home study or playroom. Back into the main hall, and just beyond the staircase is the entry into the main sitting room, described by the current owners as their favourite spot to relax after a busy day. ‘It’s a lovely, calm space, and we especially love the fireplace in the corner.’ For families with young children, this is the perfect “adult” sitting room, and the current owners love that during the day they can open the French doors that lead through to the snug (currently in use as a playroom), but at night, they can simply close the doors and enjoy a space where they’re free to unwind. The adjoining snug also opens into the kitchen/breakfast room area as well as the rear family room, making this an ideal spot especially for younger children to play, as they can be seen from all the major living zones. Alternatively, the open nature of the snug makes this a perfect music room, home library or billiards room, an ideal “flex space” that will suit a range of possibilities.

Designed with modern living in mind, the kitchen is placed so that it truly is the hub of the home, with views into the open-plan dining and family rooms, as well as unencumbered views to the rear garden. Designed with an L-shaped layout, the units and island are built to showcase functionality and design, and this statement space is sure to get guests talking (and, perhaps, feeling just a little green with envy). The units house a full-height refrigerator, Siemens oven and combi-oven and a warming drawer, an integrated freezer, dishwasher, and, in the island, a Bora induction hob with an integrated extraction fan. And while the kitchen is certainly functional, it also has its playful side, as the full-height cabinetry hides a secret door that opens into a rear utility room with access out to the side garden, the ideal spot for kicking off muddy



“All the best houses deliver two things as soon as you step through the front door: first, a sense of light and space; and second, a reason to take in a breath and say wow!”

wellies or bringing in the groceries. 'I love that in the morning the children can sit at the breakfast bar while I'm cooking,' said the current owner, who also lauded the kitchen's ample storage space, 'there's storage absolutely everywhere, and a lot of deep drawers makes it easy to get to everything.' The kitchen flows naturally into the dining room, where large sliding doors open out to a patio area, making it easy to bring meals outside for al fresco dining. Finally, the kitchen and dining rooms are also both open to the statement family room, an ideal space especially on warm, summer afternoons, with the bi-fold doors that open out onto the large terrace, allowing an easy transition between this space and the outdoors. The family room is simply flooded with light as well through two large skylights, and it should also be noted that there are air conditioning units throughout this open-plan space to ensure that the main living areas always remain comfortable, while underfloor heating throughout the ground floor will ensure you are kept warm and cosy in the colder months.

Four generous bedrooms are found on the first floor, together with two en-suites and a family bathroom. The spacious landing opens first into the principal suite, which enjoys dual-aspect windows including a large sliding door that opens out onto a balcony with magnificent views of the undulating Suffolk countryside. This bedroom is one of two that also enjoy air conditioning. The principal suite includes a large bathroom with a separate shower and bath, as well as a sizeable dressing room. Further along the corridor, the next door opens into an extremely spacious bedroom, ideal for teenagers or guests who want a space of their own to enjoy. Both this bedroom and another spacious double share the use of the stylish family bathroom, which enjoys a separate shower and standalone bath. The fourth and final bedroom on this floor is the largest. Four skylight windows let plenty of natural light into this room, and an air conditioning unit keeps the temperatures comfortable throughout the year. This bedroom also benefits from a private en-suite with a beautiful walk-in shower, allowing this room to be utilised as a second principal bedroom, making this just one of the ways in which this property could work for multi-generational living.

The second option for multi-generational living lies outside the house and to the end of the well-kept garden, where the current owners constructed a large standalone garden room that is currently in use as



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a home gym. However, the garden room includes a full sized shower room and, with both power and water connected, there is the possibility of installing a kitchenette in this space to create a self-contained accommodation for guests or extended family to enjoy (subject to any necessary permissions). The addition of a kitchenette or bar could also allow this room to function as an ideal games room, or, alternatively, the space could make a perfect home office or studio.

As well as a small garden area to the front, together with a two-car integral garage and large driveway, the half-acre plot includes a large rear garden which the current owners have described as 'just perfect,' adding 'you cannot beat being out there when the sun is shining and the pool is open and everyone is just enjoying life.' The rear garden is fully fenced and includes a large patio terrace with space for multiple seating and dining areas, as well as a large lawn perfect for children and pets to play. To one side of the garden is a secondary patio area with an in-ground hydro pool and Jacuzzi, and the current owners note that wiring is in place to build an outdoor kitchen on the deck and to install lighting throughout the garden area, should a new owner wish to do so. While the garden is, at present, kept tidy and open to suit the owners' preference, there is however plenty of opportunity for the green-fingered to really develop their dream garden here, with planters already installed along one side of the fence and an area to the side of the garden room which would be ideal for constructing a greenhouse or raised planters to create a kitchen garden.

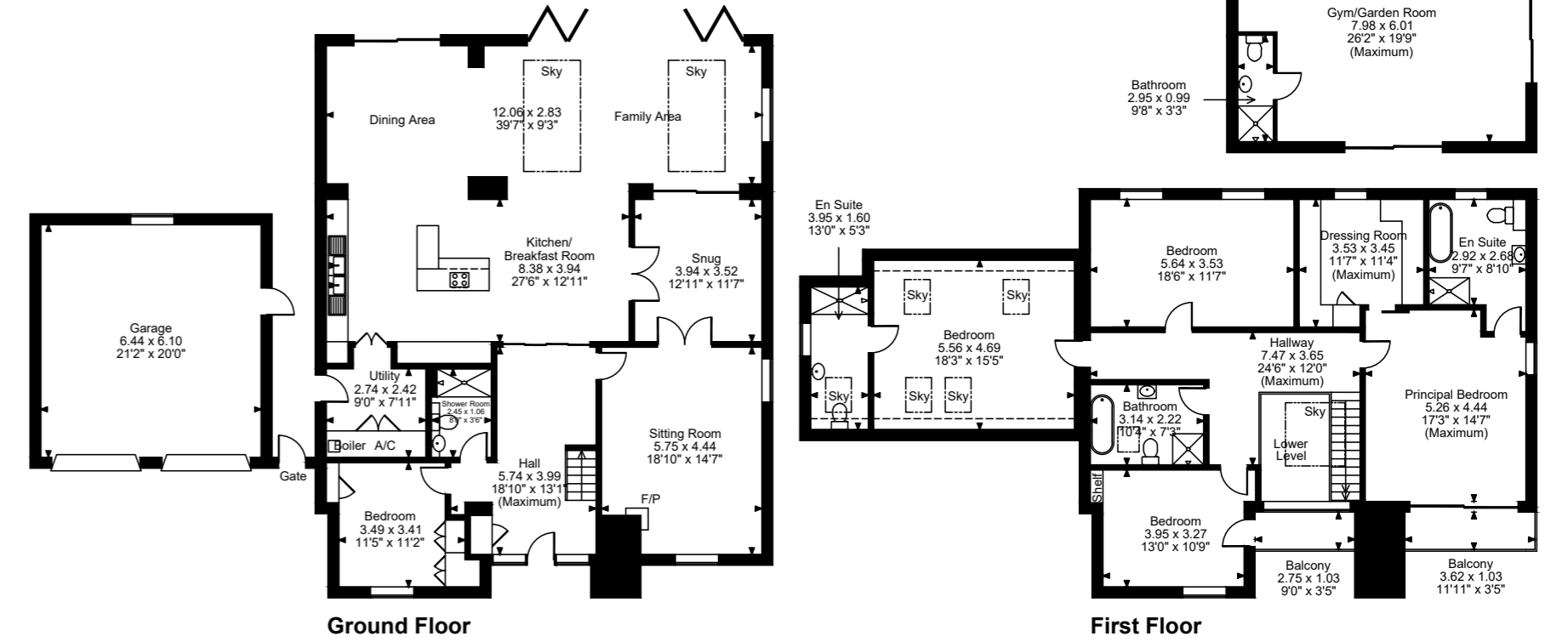
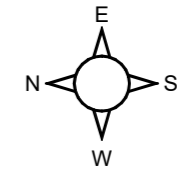
It was the edge-of-village location that originally drew the current owners to this property, as they wanted to enjoy that perfect balance of being close to a community yet far enough into the countryside so that their children could thrive. 'We really enjoy the village,' say the owners, 'there are parks locally for the children, and there are a lot of activities for families in the area.' They have also thoroughly enjoyed the short commute to Bury St Edmunds, with its range of museums, theatres, and Michelin star restaurants, as well as a wide variety of shopping at both independent and national chain shops. The property is also only around an hour to both Cambridge and Norwich. And while city lovers are well-catered for in this location, so too are those who prefer an escape to nature, as the property is only half an hour's drive to Theiford Forest;

and around a 45 minute drive will take you to the marinas near Ipswich, where the North Sea inlet near Felixstowe creates both the rivers Stour and Orwell, offering plenty of river walking and sailing only a short drive away. The location is practical for daily life, too, with a range of primary schools within a short distance of the property, together with easy access to the Culford School near Bury St Edmunds, ranked as one of the top independent schools in Suffolk. And finally, the property is only a fifteen minute drive to nearby Stowmarket, where a direct service to Stratford takes approximately 70 minutes and London's Liverpool Street station takes around 90 minutes.



Score	Energy rating	Current	Potential
92+	A		82 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

New Road Tostock, Bury St. Edmunds
Approximate Gross Internal Area
Main House = 3306 Sq Ft/307 Sq M
Garage = 423 Sq Ft/39 Sq M
Outbuilding = 516 Sq Ft/48 Sq M
Balcony external area = 71 Sq Ft/7 Sq M
Total = 4245 Sq Ft/394 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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