



Beech Park, Great Barton

Sheridans



Beech Park, Great Barton IP31 2JL

Guide Price £1,100,000

Outstanding modern family home providing luxuriously appointed accommodation complemented by large private gardens extending to approximately 2/3 of an acre.

Built to a high standard about thirty years ago and extensively remodelled and upgraded in more recent years, including a stunning 41.ft rear extension built in 2018 creating a huge "live in" kitchen/dining/family room, this exceptional house provides beautifully presented accommodation possessing a light and airy atmosphere, complemented by well-proportioned rooms and high quality features throughout.

The house enjoys arguably one of the most desirable settings within the village and stands within large gardens providing a good degree of privacy.

Benefitting from gas fired radiator and part under-floor heating, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to the cloakroom and to the study with window to front. The play room/snug is a versatile reception room, enjoying views across the front gardens. The sitting room is a comfortable reception room for relaxing with fireplace and window to front. Stylish Bi-fold doors, open to the incredible "live in" kitchen/dining/family room extending to more than 41.ft in length. This incredible space is full of light and enjoys views across the gardens through a large window and two sets of Bi-fold doors. The well-equipped kitchen is fitted with an extensive range of modern units, providing plenty of drawer and cupboard space beneath Quartz worktops and complemented by Neff integrated appliances. Off the kitchen is the separate utility with a

further range of units and door to side, completing the ground floor accommodation.

On the first floor, the landing leads to the five comfortable double bedrooms, including the spacious principal bedroom with stylish en-suite. The family bathroom serves the remaining four bedrooms and completes the first floor accommodation.

Outside

The house is approached along a sweeping block paved drive, providing extensive vehicle parking, turning space and access to the garaging. The south east facing gardens are a particular feature being mostly laid to lawn and include a selection of magnificent trees, providing a good degree of privacy, particularly during the summer months. A huge paved terrace creates an ideal area for entertaining and al-fresco dining and a useful home office was created in 2023 adjoining the garaging and carport. All in about 2/3 of an acre.

Location

Beech Park is arguably one of the most desirable locations within the popular village of Great Barton which is situated approximately three miles to the north east of Bury St Edmunds. The village provides a good range of local amenities including a well-regarded primary school, parish church and garage with shop. The A14 dual carriageway is within a short drive which links the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions

When entering Great Barton along the A143 from the direction of Bury St Edmunds, turn left into School Road and then take the next left into Beech Park, where the property is the second on the left.
<https://what3words.com/decency.fonts.footpath>

- Exceptional five double bedroom family home in sought after setting
- Extensive vehicle parking, garaging, carport
- 2/3 of an acre gardens with home office
- Beautifully presented accommodation
- Incredible 41.ft "live in" kitchen/dining/family room
- Sitting room
- Study, play room/snug
- Cloakroom, utility, well-equipped kitchen with integrated Neff appliances
- Principal bedroom with en-suite
- Four further double bedrooms, family bathroom

Services and agents note

Mains electricity, gas, drainage and water. Heating - Gas fired central heating. Part underfloor heating.

Council Tax: West Suffolk Band: G

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

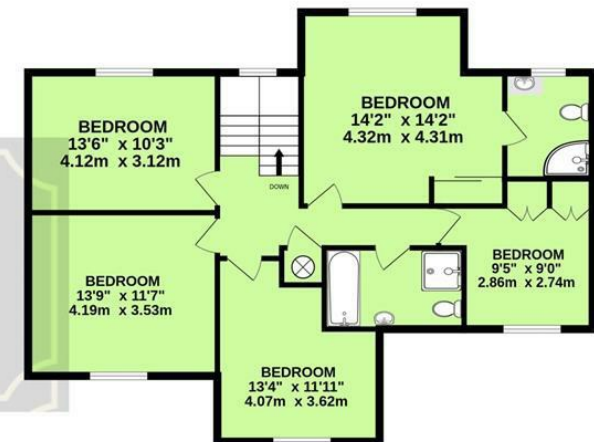
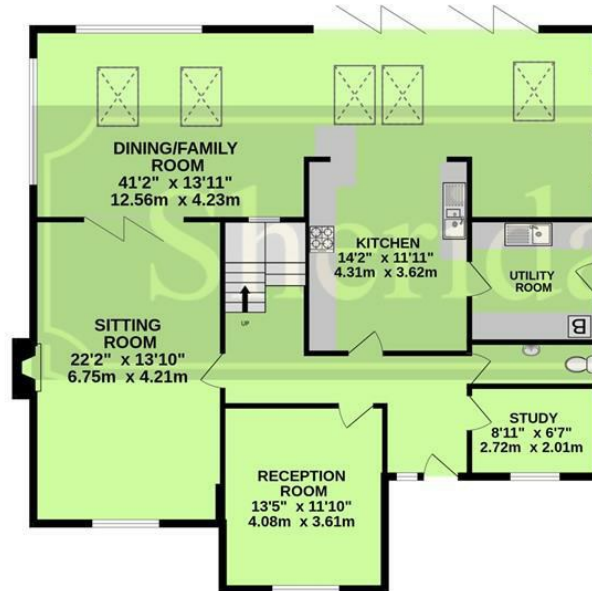
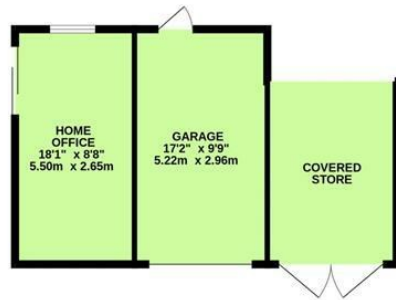
Agents note. Some of the trees within the rear garden have preservation orders.



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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