



Winslade, The Park, Great Barton

Sheridans



Winslade, The Park, Great Barton, IP31 2SU

An incredible recently built 6300 sqft family home providing exceptional accommodation complemented by private gardens and a secluded setting.

Built in 2022 to a particularly high standard by a local builder Est in 1996, this outstanding newly built individual home offers luxuriously appointed accommodation boasting wonderful proportions with extemporary features and finishes throughout. This amazing family home, enjoys an exclusive setting within "The Park" located in the heart of the highly regarded village of Great Barton situated within only a few miles from the historic market town of Bury St Edmunds. The house stands within beautifully landscaped gardens creating an excellent degree of privacy, extending in all to about 0.6 of an acre.

Benefitting from under floor heating throughout downstairs, the immaculately presented and "modern living" open plan accommodation currently in brief comprises of a large entrance hall with a handy boot room style cupboard, double aluminium and glass doors opening into the wonderful reception area creating a simply breathtaking first impression, opening to the whole of the ground floor living space extending to over 75ft. The spacious living area is also 'open plan' with a wood burner, timber flooring throughout and French doors leading to the garden. The ability to divide areas can be clearly dedicated and particularly versatile and ideal for entertaining.

The luxury "live in" kitchen/dining room is fitted with a stunning hand painted kitchen made by Debenvale Kitchens, comprising of an excellent range of units providing plenty of space beneath oak and quartz worktops, complemented by quality integrated appliances, central island and a wonderful Limestone floor.

A pair of stylish aluminium and glass doors open to the large inner hall, wall panelling and stairs off to first floor. Situated off this room is the WC and a splendid master bedroom with separate dressing room and spiral staircase off to the stylish & well proportioned first floor en-suite.

On the first floor is an extensive landing/sitting area leading to the four bedrooms & bathrooms. Three of the bedrooms are well proportioned with three complemented by dressing areas, two with walk in wardrobes and en-suite showers. The remaining bedrooms are served by the luxurious family bathroom, completing the accommodation.

Garden & Grounds

The property is approached through a pair of bespoke aluminium electric gates, opening to a driveway providing extensive vehicle parking, turning space and access to the cart-lodge style garaging with an electric charging point. The gardens are a delightful feature being mostly laid to lawn and complemented by a variety of magnificent mature trees & patio areas with a 'tipi'. The gardens provide an excellent degree of privacy and include a useful separate utility room with adjoining woodstore. All in about 0.6 of an acre.

Setting

The property enjoys a private setting along a small lane known as "The Park" so called because the site was originally in the grounds of a magnificent hall "Barton Hall", owned by the Bunbury Family. Great Barton is a sought-after village 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, village post office, 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.

Services

Mains electricity, water and drainage. Air source heating.

Agents note: There is a architects building warranty in place until 2027

Council Tax: West Suffolk Band: H

Broadband speed: Up to 50 mbps available (Source Ofcom) / Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

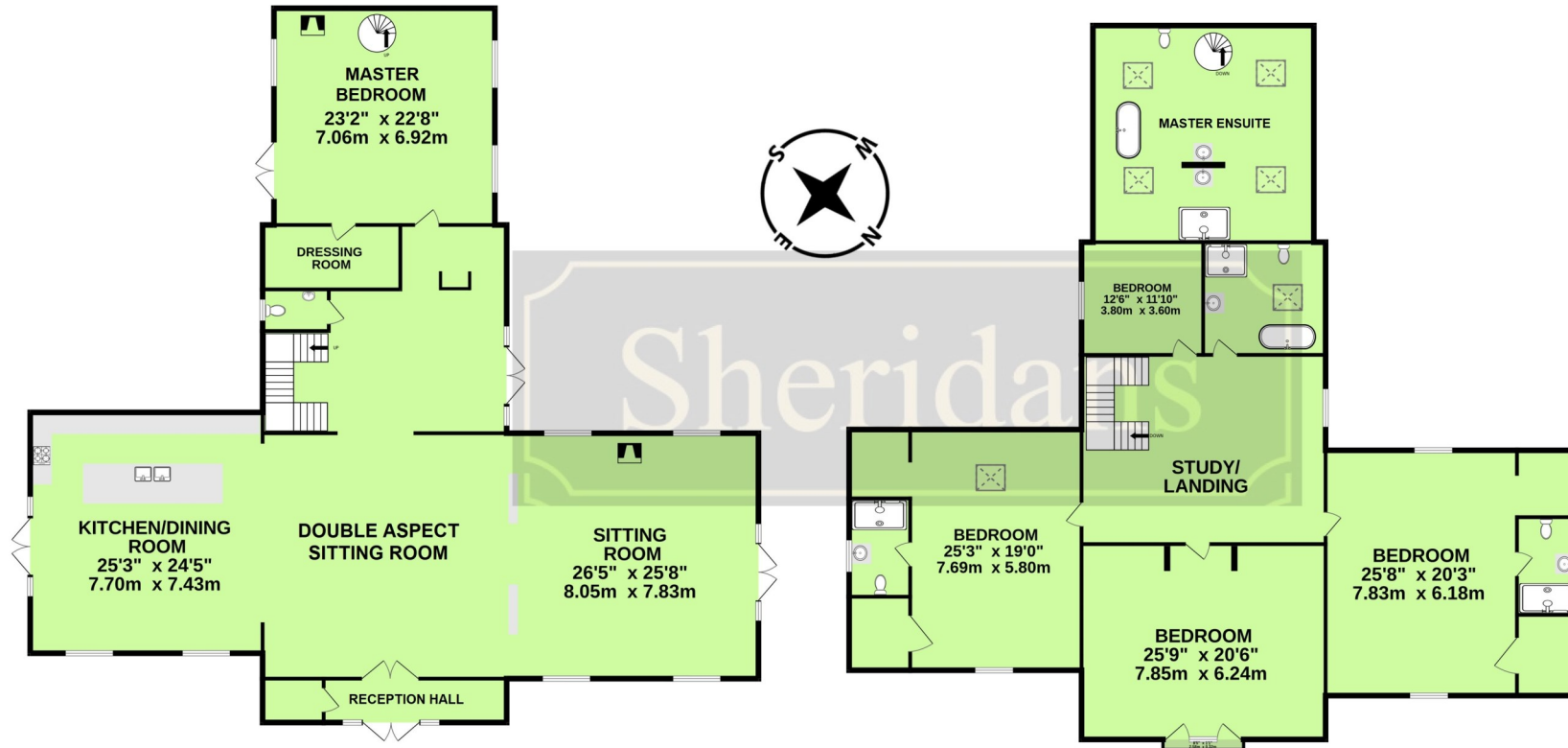
Flood Risk: No Risk



GROUND FLOOR
3140 sq.ft. (291.7 sq.m.) approx.

1ST FLOOR
3146 sq.ft. (292.2 sq.m.) approx.

343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 6853 sq.ft. (636.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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