



River View, Ixworth

Sheridans



2 River View, Stow Road, Ixworth, IP31 2HZ

A unique 3600 sqft family home standing within incredible south facing landscaped gardens with river frontage and state of the art covered swimming pool.

Built to a particularly high standard about 18 years ago, this outstanding family home provides a surprising level of beautifully arranged accommodation possessing a light and airy atmosphere, whilst displaying many quality features throughout including engineered oak flooring, fine stone fireplace with stove and oak staircase and oak internal doors. In more recent years, the house has been further upgraded in 2019 with a stunning oak framed orangery/garden room and covered heated swimming-pool, combined with breath-taking landscaped gardens, creating an ideal area for outdoor entertaining and relaxing.

Extending to an impressive 3600 sqft, the beautifully presented accommodation currently in brief comprises a large half vaulted reception hall creating an area of great first impression, with fine oak staircase off to first floor and doors to a cloak cupboard and to the cloakroom. The sitting room is an elegant reception room for relaxing by the fine stone fireplace, with double doors to the dining room and Bi-fold doors to the recently built oak framed orangery/garden room, enjoying views of the gardens. The well equipped kitchen breakfast room, includes an excellent range of integrated appliances, useful central island and Bi-fold doors opening to the rear gardens and terrace. The separate utility room has a door to the 4 car garaging and the versatile ground floor bedroom/study has its own en-suite, completing the ground floor accommodation.

On the first floor, the part galleried landing overlooks the main reception hall and leads to the four generous bedrooms, including the large principal bedroom with its walk in wardrobe and en-suite. The guest bedroom has two built in wardrobes and further en-suite and the two remaining bedrooms, are served by the family bathroom, completing the first floor accommodation.

Garden & Grounds

The property enjoys access along a shared private drive leading to the driveway situated at the front of the house, providing vehicle parking and access to the 4 bay garage with useful attic storage space above and electric roller door. The gardens are an incredible feature and a real credit to its owners, who have painstakingly designed and planted a real work of art. The grounds are based around three large tiers and extend down to the river. There are a fantastic selection and variety of specimen trees including to name a few; paper bark maple, Flagpole Cherry, Tibetan cherry, Silver birch, Magnolia, Strawberry tree, peach tree and Eucalyptus. Situated next to the riverbank is a On the riverbank Weeping willow and two twisted willows. The garden is irrigated from the river with a network of drip pipes and includes a fine cedar greenhouse built in 2022.

The outdoor heated swimming-pool measures 30ft x12ft and 4ft feet deep with an electronically "rolling-in and out "floating cover and a further sectional cover which you can swim under. This cover can be pushed out of the way on a track for swimming in good weather.

The heating is by Air Source Heat Pump in a pool house. The extend in all to about 3/4 of an acre.

Setting

The house enjoys a secluded setting set back from the road with gardens backing onto the River Blackbourne. Ixworth is an attractive and thriving Suffolk village offering a range of local facilities rarely found in a village of today, including a doctors surgery, shop, two public houses, two Churches, primary school and a free-school. Within 7 miles is the picturesque, thriving market town of Bury St Edmunds which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

Bury St Edmunds, with its impressive market every Wednesday and Saturday, is nestled in the heart of Suffolk and arguably the crown of East Anglia. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Services

All mains services are connected. Council Tax Band G.

(information from vendor),The house has 7.8Kw of panels fitted producing an average 7500 Kwh annually.

Fitted 09/06/2011 they qualify for FITs until 08/06/2036. The FIT income is income tax free

Current price is 62.67 pence yielding £4,700 approximately

19.3 KWH Givenenergy batteries were installed 2 years ago

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

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

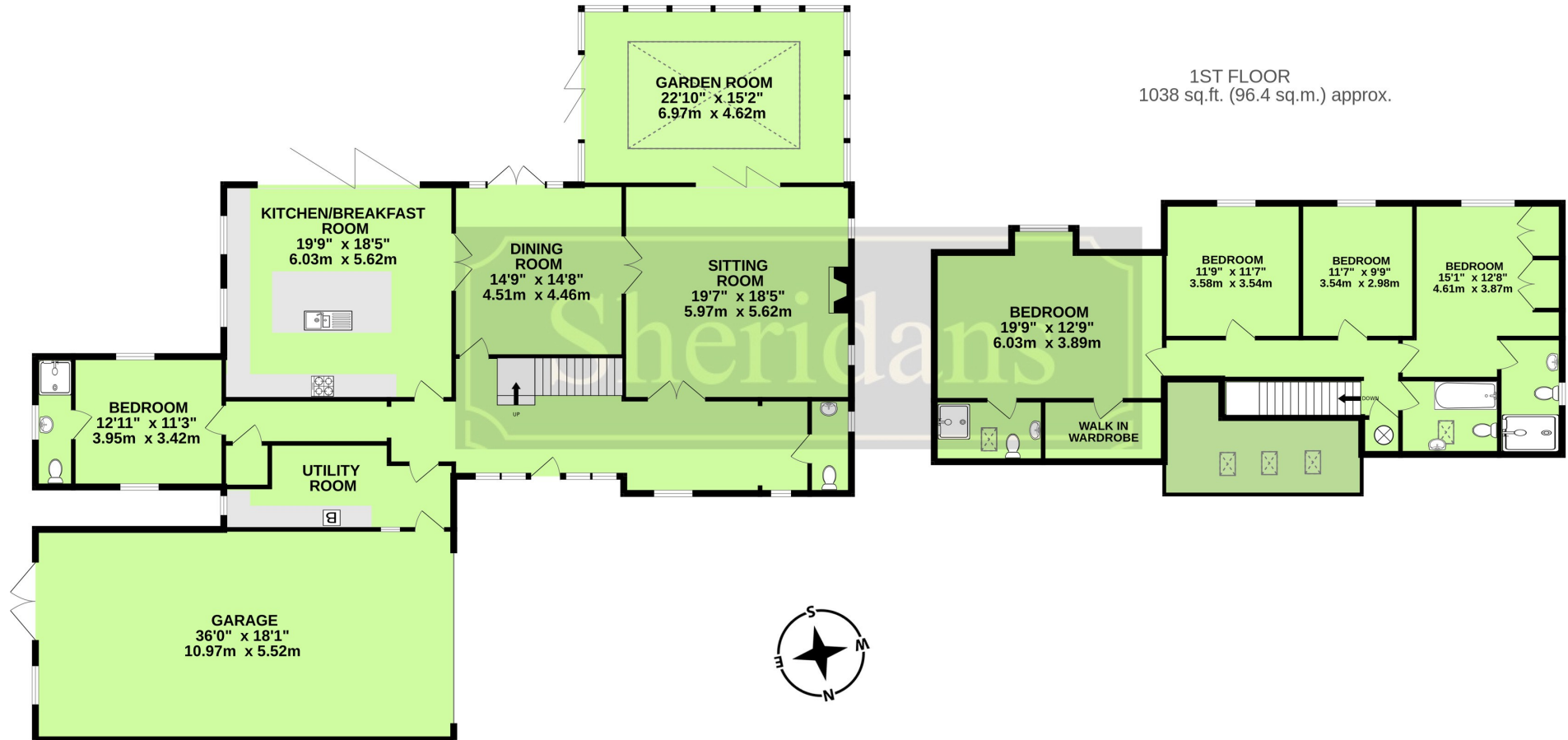
Flood Risk: Very Low Risk



GROUND FLOOR
2647 sq.ft. (245.9 sq.m.) approx.

TOTAL FLOOR AREA : 3685 sq.ft. (342.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.





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