



Tye House
Gedding, Suffolk

**DAVID
BURR**



Tye House, Bury Road, Gedding, Suffolk, IP30 0QF

The village of Gedding is derived from the old English phrase Gydda's People and is located approximately 6 miles south of Bury St Edmunds. The village is host to St Mary's Church and has close links with the village of Felsham having a joint community post office/stores run by volunteers, village inn, garage and village hall which is host to many activities including yoga, W.I., bingo, bowls and film nights to name a few. Rattlesden is a popular village with a primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The cathedral town of Bury St Edmunds and the market town of Stowmarket both provide an excellent range of schooling, shopping, recreational and cultural facilities with the latter providing a mainline rail link to London's Liverpool Street.

Situated within an expansive plot spanning approximately 0.8 of an acre (subject to survey), Tye House offers a tranquil retreat on the outskirts of the esteemed semi-rural village of Gedding. Nestled amidst magnificent mature specimen trees, this hidden gem is accessed via a gated shingle driveway, providing ample parking for multiple vehicles and leading to a detached double garage.

A delightful three / four bedroom detached house occupying an enviable position within this highly regarded Suffolk area and having grounds that measure approximately 0.8 of an acre (sts).

Impeccably presented throughout, the house has undergone significant extension and enhancement in recent years, resulting in a spacious and inviting family residence. The centrepiece of the home is the expansive open-plan kitchen/dining room, boasting a spectacular four-oven electric Aga and a comprehensive range of fitted shaker-style wall and base units with wooden work surfaces, including a convenient central island unit. Double patio doors and a side door provide seamless access to the garden, while the sitting room, positioned at the rear of the property, capitalises on garden views with full-height sliding patio doors and separate French doors provide access to two patios. Additionally, a spacious study/ground floor bedroom and a well-appointed WC complete the ground floor layout.

Ascending the stairs, the double-aspect landing, offering access to the partly boarded loft space via a pull-down ladder, leads to the bedrooms and family bathroom. The double-aspect principal bedroom suite boasts built-in wardrobes, an ensuite bathroom, and a dressing room currently utilized as a study. Bedroom two features fitted wardrobes and picturesque garden

views, while bedroom three offers comfortable accommodation as a double room that currently houses a king size bed. The family bathroom features a suite comprising a bath with a shower over, WC, and washbasin, ensuring convenience and functionality for the entire household.

The garden at Tye House is undoubtedly one of its standout features, offering a picturesque and secluded outdoor oasis for relaxation and enjoyment. Accessible from the, hallway, kitchen and living room, a large patio area seamlessly connects the indoor living space with the outdoors, providing an ideal setting for al fresco dining, entertaining, or simply unwinding in the fresh air.

Comprising mostly lawn interspersed with a diverse array of mature specimen trees, the garden exudes tranquillity and natural beauty at every turn. Its lush greenery and carefully landscaped features create a peaceful atmosphere, inviting residents to immerse themselves in the soothing sights and sounds of nature. Enclosed by established boundaries, the garden offers

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a high degree of privacy and seclusion, providing a lovely retreat away from the hustle and bustle of everyday life. Whether enjoying a leisurely stroll amidst the foliage, basking in the sunshine on the patio, or simply relishing the peaceful ambiance from the comfort of indoors, residents of Tye House are sure to appreciate the idyllic outdoor space that this family home has to offer.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band F.

EPC RATING: D

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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Approximate Gross Internal Area Main House 1940 sq ft (180 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



