



**Mustang House**  
**Brettenham, Suffolk**

**DAVID  
BURR**



# Mustang House, Old School Corner, Brettenham, Suffolk IP7 7PB

Brettenham is a very attractive rural village with parish church and notable Preparatory School, Old Buckenham Hall. There is an active local community with a coffee morning and village inn monthly, whist drives, bingo, mobile library, Pilates and gardening club to name a few. The village stands about 4 miles north of Lavenham with its wide range of facilities. The cathedral town of Bury St Edmunds and attendant A14 trunk road is approx. 12 miles away. Colchester with its excellent commuter rail service is approx. 24 miles away.

Nestled within the peaceful rural village of Brettenham, Mustang House offers an exceptional blend of contemporary modern living and the tranquillity of the Suffolk countryside. This stunning four-bedroom detached home is currently under construction as part of a highly anticipated collection at Brettenham Grove – a new development renowned for its commitment to high-quality, energy-efficient residences. With over 45 years of award-winning experience behind its design, every home within this collection has been crafted with both style and practicality in mind. Mustang House is no exception, offering a sophisticated, flexible and light-filled space that will adapt to your family's needs.

## **A beautiful four-bedroom detached home with countryside views to the rear currently under construction.**

### **Key Features:**

- Kitchen/Breakfast Room
- Utility/Pantry
- Dining/Study
- Sitting Room
- Principal Bedroom with En-suite and Dressing Room
- Bedroom Two with En-suite
- Two Further Bedrooms
- Family Bathroom

Step inside to discover a beautifully designed home, ideal for family life. The generous sitting room with double doors provides a seamless transition into the open-plan kitchen/dining area – the perfect space for both entertaining and everyday family living. The bi-folding doors bring the outdoors in, opening directly onto the private rear garden, ideal for alfresco dining or simply enjoying the surrounding countryside.

For added convenience, the property includes a utility room with an adjoining pantry, both with outdoor access, while the spacious dining room

or study, with its large bay window, ensures an abundance of natural light fills the home.

Upstairs, Mustang House boasts four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite and dressing room, while the second bedroom also enjoys the luxury of an en-suite. A further two bedrooms are serviced by the family bathroom, offering both comfort and flexibility for growing families or guests.

### **Location:**

The village of Brettenham provides the perfect balance between peaceful rural living and easy access to key regional destinations. With a network of country roads providing direct connections to major towns, commuting is made simple. The A134, just seven miles away, offers swift routes south to Sudbury and Colchester or north to Bury St Edmunds and beyond. From Bury St Edmunds, the A14 provides access to Newmarket, Cambridge, and the Midlands, while Sudbury connects to the A131, which leads to Braintree and Chelmsford.

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For coastal exploration, the A14 offers a direct route to the stunning Suffolk coastline, with picturesque towns and nature reserves waiting to be discovered. You can also reach the A12 at Colchester, connecting you to Stratford in under two hours and Central London in just over two.

The nearest train station in Stowmarket offers direct services to Ipswich, London, Cambridge, Norwich, and more, giving you the convenience of city life, with the peace and beauty of rural Suffolk just outside your door.

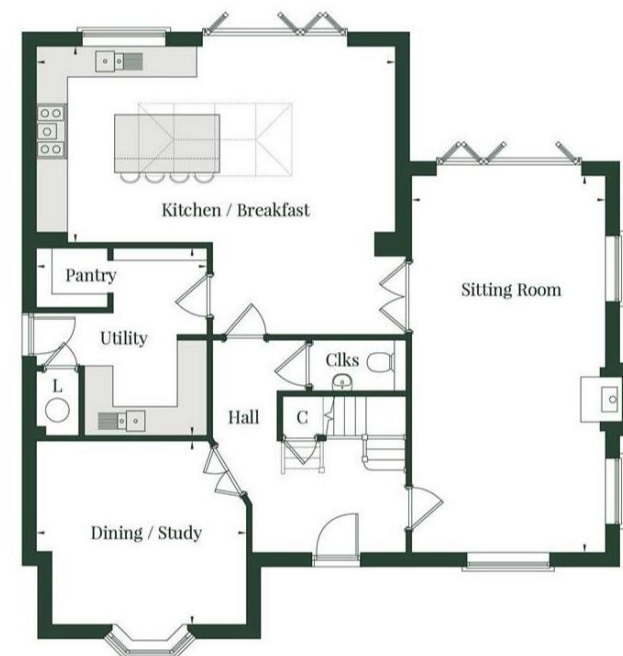
**LOCAL AUTHORITY:** Babergh District Council.

**EPC Rating: B**

**BROADBAND AND 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.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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