



**Orion House**  
**Brettenham, Suffolk**

**DAVID  
BURR**



# Orion 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.

Introducing Orion house, an exceptional four-bedroom detached home that seamlessly blends contemporary design with the beauty of rural Suffolk. Currently under construction as part of a select collection of homes at Brettenham Grove, this property offers the perfect combination of countryside charm and modern, energy-efficient living. Built by a developer with over 45 years of award-winning experience, Orion House is designed to be sophisticated, flexible, and filled with natural light, making it a perfect choice for family living.

## **An exceptional detached family home with countryside views currently under construction in the heart of Suffolk.**

### **Key Features:**

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

The heart of the home is the expansive open-plan kitchen, dining, and family area – a space where natural light pours through large bay windows and three sets of glazed bi-folding doors, providing direct access to the private rear garden. This open layout ensures the space is ideal for both relaxed family time and entertaining guests, with a seamless connection to the outdoors. For added convenience, a utility room and cloakroom are situated on the ground floor, offering practical solutions for everyday living.

The elegant sitting room provides a comfortable and inviting space for family gatherings or quiet relaxation. Its bright, airy atmosphere is enhanced by the large windows that allow plenty of light to fill the room, creating a peaceful environment perfect for unwinding after a busy day.

An added bonus of Orion House is the office/study – a quiet room designed for home working or a dedicated space for studying, hobbies, or relaxation. Its flexible layout ensures that it can serve a variety of needs depending on your lifestyle.

Upstairs, the property features four generously-sized bedrooms. The principal bedroom is a luxurious retreat with its own en-suite shower room and a separate dressing area, providing the perfect space to unwind. The second bedroom also benefits from an en-suite shower room, making it ideal for guests or older children. The remaining two bedrooms share a stylish family bathroom, finished to the highest standards.

Storage is abundant throughout the home, with built-in wardrobes in the bedrooms and plenty of space for additional items. A double garage

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provides ample storage or parking space, ideal for a growing family or those with multiple vehicles.

## Location:

The idyllic village of Brettenham offers the best of both worlds: a peaceful rural setting with easy access to nearby towns and cities. The area is well-served by a network of country roads that provide straightforward connections to major routes, ensuring convenience for commuting and travel.

The A134 is just seven miles away, providing easy access to Sudbury and Colchester to the south, or Bury St Edmunds and Thetford to the north. From Bury St Edmunds, the A14 offers connections to Newmarket, Cambridge, and the Midlands, while Sudbury links to the A131, leading to Braintree and Chelmsford.

For those seeking coastal escapes, the A14 to the east connects you to Ipswich, Felixstowe, and the picturesque Suffolk coastline, while the A12 provides access to Stratford and London. The nearest train station in Stowmarket offers regular services to Newmarket, Cambridge, London, and more, making it easy to travel to key destinations across the region.

**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.

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