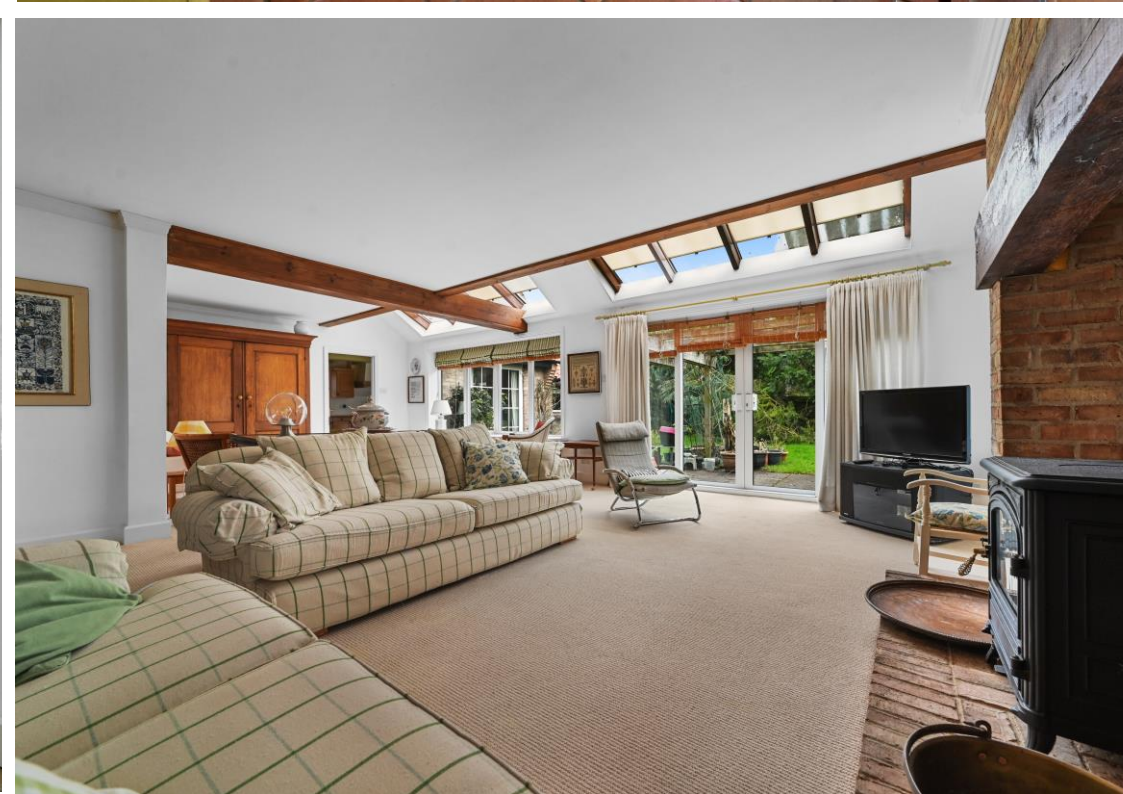
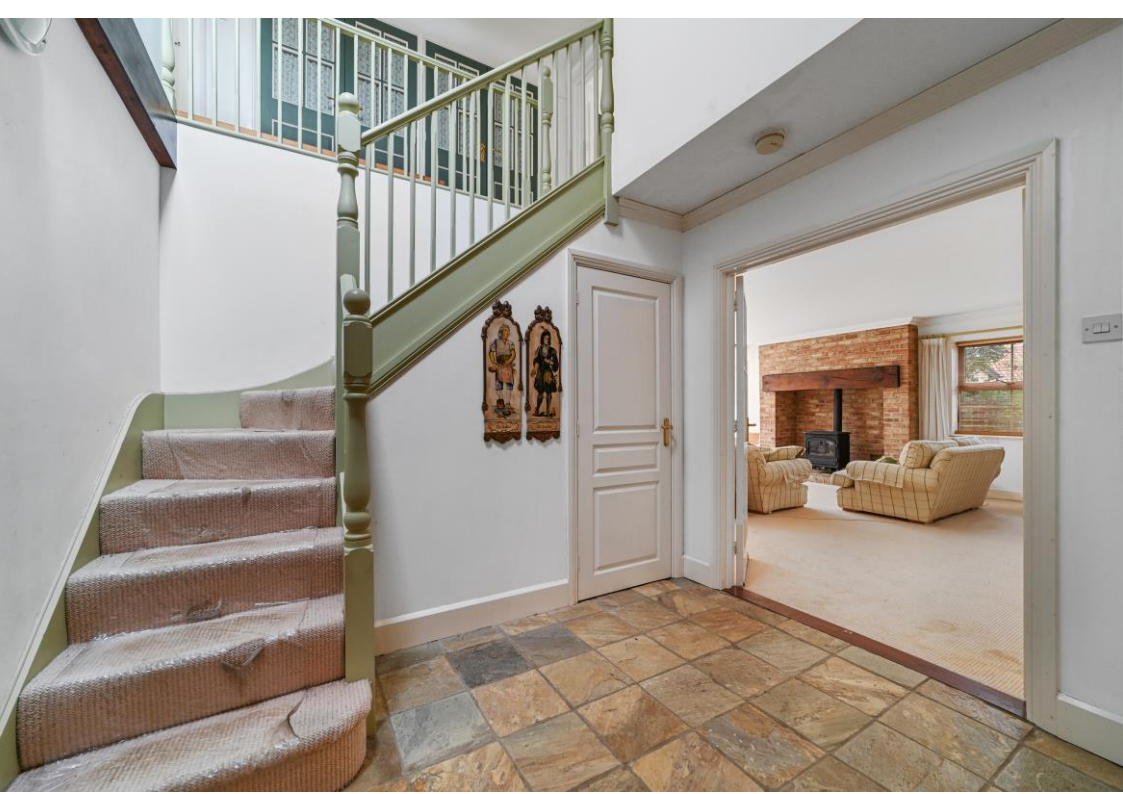




**Upper Meadow
Walsham-le-Willows**

**DAVID
BURR**



5 Upper Meadow, Walsham-le-Willows, IP31 3AY

Walsham le Willows boasts charming local amenities including a butcher's shop/store, primary school, church, Sports hall, gym and popular public houses/restaurants. For a more comprehensive range of facilities, Diss (11 miles) offers shopping, cultural, and leisure options, alongside a mainline rail link to London. The bustling market town of Bury St Edmunds is just 12 miles away.

A substantial and individually designed detached home, nestled in a private setting within the sought-after village of Walsham-le-Willows. This spacious property offers over 2,500 sq ft of well-planned accommodation, complemented by a generous quarter-acre plot, a detached double garage with a studio above, and a workshop.

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Key Features

- Private setting within a sought-after Suffolk village.
- Over 2,500 sq. ft of versatile accommodation.
- Stunning open-plan living space with inglenook fireplace.
- Three en-suite bedrooms, plus a flexible studio/home office.
- Detached double garage with first-floor workspace.
- Beautiful mature gardens with secluded entertaining areas.

Accommodation

The welcoming entrance hall, complete with storage and a cloakroom, leads into the heart of the home – a spectacular **open-plan L-shaped sitting/dining room** measuring 8.5m x 7.4m. This bright and airy space is enhanced by large windows, glazed patio doors, and skylights, filling the room with natural light. A charming **inglenook-style fireplace** with an oak bressummer and log-burning stove adds warmth and character.

The **farmhouse-style kitchen** is fitted with a range of hardwood cabinetry and built-in appliances, including an electric hob, oven, fridge/freezer, and dishwasher. A **utility room** offers additional storage and space for laundry

appliances.

The **ground-floor principal bedroom suite** enjoys a peaceful position overlooking the front garden, featuring fitted wardrobes and a spacious en suite with a bath, separate shower, WC, and wash basin.

Upstairs, two generous **bedroom suites** each benefit from en suite shower rooms, while a **versatile additional room**, accessible via one of the bedrooms, provides excellent potential as a **home office, hobby room, or occasional fourth bedroom**.

Outside

The property is approached via a gravel driveway, providing ample off-road parking and leading to the detached double garage with twin up-and-over doors. A staircase within the garage leads to a spacious first-floor studio/office, offering a perfect work-from-home solution or creative space.

The **mature rear garden** enjoys a high degree of privacy, mainly laid to lawn with established shrub borders. A **delightful patio with a pergola**, accessible from both the reception room and kitchen, creates an inviting space for **alfresco dining and entertaining**. This exceptional home combines space, charm, and flexibility, making it an ideal choice for families, downsizers, or those seeking a peaceful village lifestyle.

5 Upper Meadow, Walsham-le-Willows, IP31 3AY

SERVICES: Mains Electricity, Water, Drains and Oil-Fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band F.

EPC RATING: TBC

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 whatsoever 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.





Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 2065 sq ft (192 sq m)
 Outbuilding 525 sq ft (49 sq m)
 Total 2590 sq ft (241 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.photobuildgroup.co.uk



