



**Jumbana, Woolpit  
Suffolk**

**DAVID  
BURR**







# Jumbana, Masons Lane, Woolpit, IP30 9QW.

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, hairdresser, doctor's surgery and public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

Quietly positioned along one of Woolpit's most desirable lanes, Jumbana is a substantial four-bedroom detached home offering generous and flexible living space, mature gardens, and a strong sense of privacy — all within walking distance of village amenities. Set back from the road behind established hedging and a sweeping drive, the house occupies a discreet position with lovely views towards the village church, blending a peaceful setting with the convenience of village life.

## A generous and adaptable home in one of Woolpit's most desirable settings, with church views and gardens made for entertaining.

Internally, the layout lends itself well to modern family living, with over **2,000** sq ft of accommodation that can adapt to different needs and lifestyles.

The ground floor offers a wealth of reception space, including a large L-shaped **drawing/dining room**, **two conservatories** that connect the house with the garden, and a well-proportioned **kitchen/breakfast room** complete with Rayburn. A separate **utility, cloakroom, and an additional sitting room** — also suited as a fourth bedroom or home office — complete the ground floor. The integral double garage can be accessed directly from the house and offers further potential, subject to any necessary consents.

Upstairs, the **principal bedroom** enjoys its own **en suite shower room**, while two further double bedrooms are served by a well-appointed family bathroom. All rooms have a pleasant outlook, with the rear bedrooms enjoying glimpses across the gardens and village rooflines.

### Outside

The house sits centrally within its generous plot, with gardens to the front and rear offering plenty of room for outdoor living. A large driveway provides ample **off-road parking** and leads to the integral **double garage** (with power and light).

To the rear, the landscaped gardens have been thoughtfully arranged into distinct areas for relaxing, dining, and enjoying the seasons. There is an extensive terrace ideal for summer entertaining, and a variety of mature planting schemes including flowering beds and specimen shrubs. The garden's layout creates a real sense of seclusion and offers interest throughout the year.

**SERVICES:** Mains water, electricity and drains. Gas fired central heating;

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

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band E

**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

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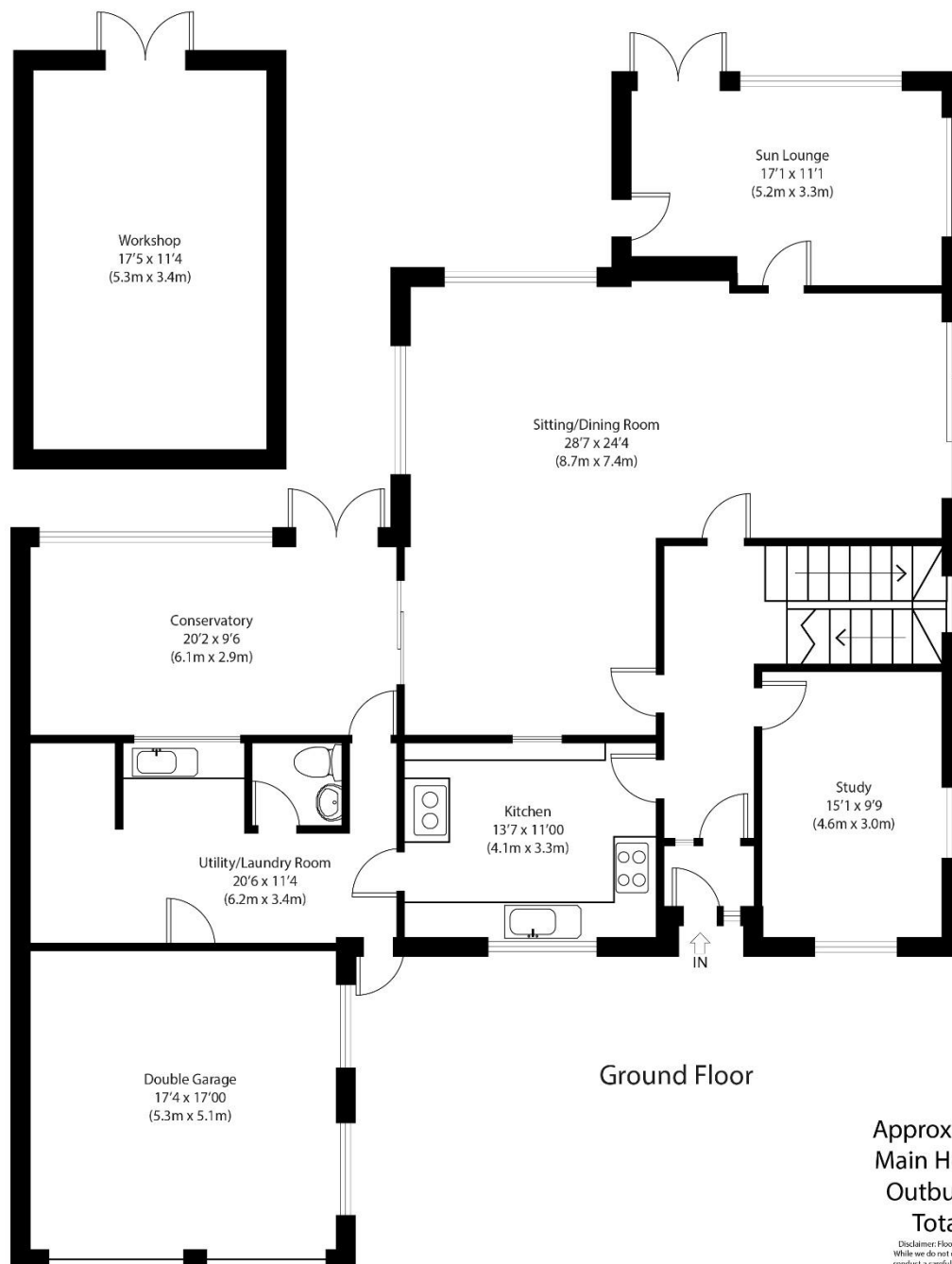
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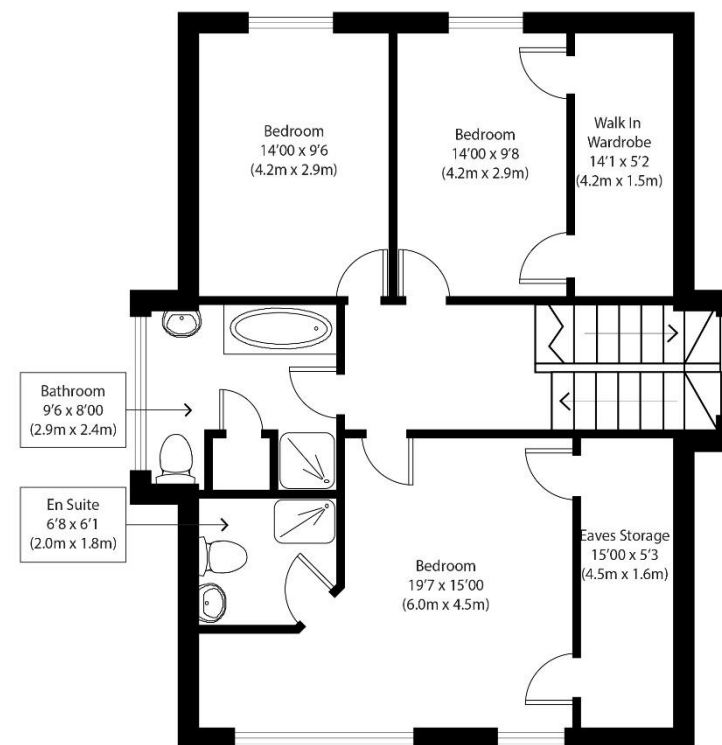








Ground Floor



First Floor

Approximate Gross Internal Area  
Main House 2900 sq ft (269 sq m)  
Outbuilding 200 sq ft (19 sq m)  
Total 3100 sq ft (288 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.  
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