



**Brambles
Battisford, Suffolk**

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Brambles, Church Road, Battisford, IP14 2HE.

Battisford is an unspoilt Suffolk village with a welcoming community and strong local spirit. Amenities include a well-regarded pub, play area, community centre, and active local clubs ranging from gardening to history. For everyday needs and travel, both Needham Market (2.5 miles) and Stowmarket (4 miles) offer a wide range of services, with the latter providing a direct rail link to London Liverpool Street – making it ideal for commuters.

Tucked away along a quiet country lane in the sought-after village of Battisford, Brambles offers the perfect balance of countryside charm and modern family living. This handsome home enjoys a delightful setting with generous gardens, versatile living space and excellent access to nearby towns, including Stowmarket with its mainline station to London Liverpool Street. Whether you're hosting summer gatherings in the garden, working from the study, or unwinding beside the wood-burning stove, this is a home that adapts beautifully to modern life.

A beautifully presented four-bedroom detached family home with a double garage, spacious interiors, and generous west-facing gardens – nestled in a peaceful semi-rural village setting.

Key Features

- Four-bedroom detached house in a quiet semi-rural village location
- Three versatile reception rooms, including a double aspect sitting room with wood burner
- Stylish kitchen/breakfast room with integrated appliances and garden views
- Principal bedroom with built-in wardrobe and en suite shower room
- Double garage with storage above and ample driveway parking
- Generous west-facing rear garden with patio, lawn, and pizza oven
- Air source heat pump and solar hot water panel
- Convenient access to Needham Market and Stowmarket (with direct trains to London)
- Peaceful village setting with pub, community centre, and open green spaces

- Beautifully maintained and ready to move into

The Accommodation

GROUND FLOOR: A welcoming entrance hall sets the tone for the rest of the house, with stairs rising to the first floor and doors leading to all principal rooms. The sitting room is a standout space – light-filled and generous in size, with a fireplace housing a wood-burning stove and dual-aspect windows creating a warm, inviting atmosphere. Double doors open into the dining room, currently used formally but equally suitable as a snug or playroom.

Across the hall is a good-sized study – ideal for home working or hobbies. The heart of the home is the kitchen/breakfast room, designed around family life, with integrated appliances, a breakfast bar, and space for a large American-style fridge-freezer. A separate utility room keeps the functional elements tucked away, with access to the garden and garage. A downstairs cloakroom completes the ground floor.

FIRST FLOOR

The first-floor landing is bright and spacious, with a Velux window and built-in airing cupboard. The principal bedroom enjoys fitted wardrobes and an en suite with corner shower, while three further bedrooms offer excellent

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proportions, ideal for children, guests or flexible use. A large family bathroom includes a panelled bath, separate shower, WC and vanity basin.

OUTSIDE

Brambles is set well back from the road and approached via a part-shared driveway leading to a private drive with space for multiple vehicles. The double garage includes overhead storage, lighting, and power, plus two up-and-over electric doors.

The west-facing rear garden is a standout feature – mainly laid to lawn, bordered by mature planting and designed with entertaining in mind. A patio abuts the rear of the house, perfect for dining al fresco, while a decked area at the far end includes a pizza oven – ideal for family gatherings and summer evenings.

SERVICES: Mains water and electricity connected. Private drainage. Air source heat pump. Solar panel providing hot water.

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

EPC RATING: D

WHAT3WORDS: porridge.tables.variously

BROADBAND AND MOBILE: Fibre broadband available. Please see our website and Ofcom.org.uk for further details.

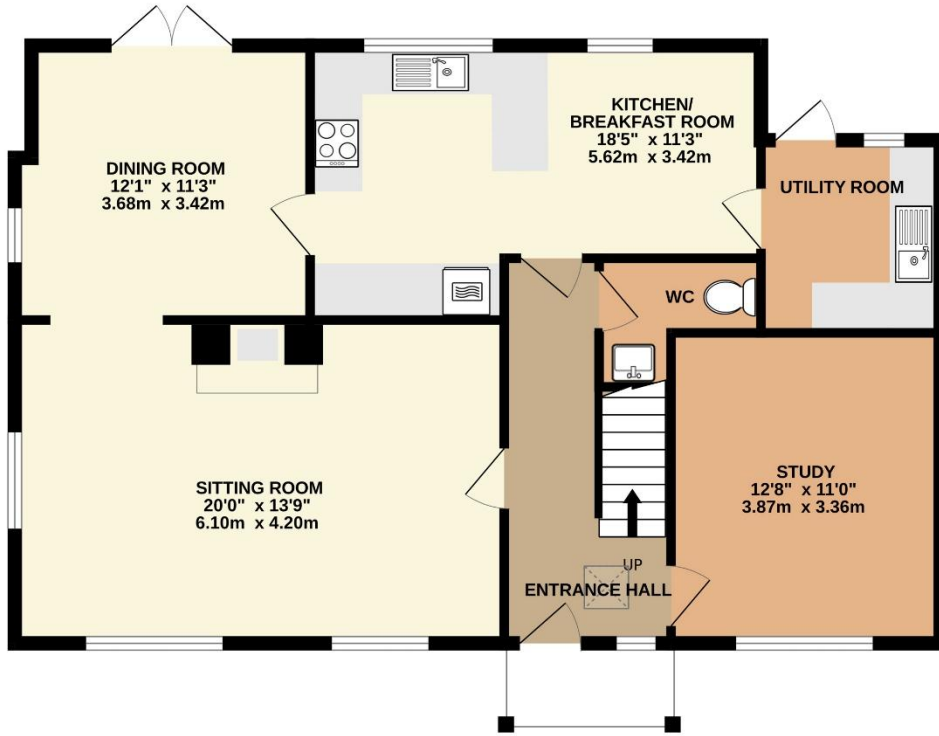
VIEWING: Strictly by prior appointment only through DAVID BURR
Woolpit office 01359 245245

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GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1674 sq.ft (155.5 sq.m) - Garage/Outbuildings: 728 sq.ft (67.6 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.

