



Brookside House
Thwaite, Suffolk.

DAVID
BURR



Brookside House, Norwich Road, Thwaite, IP23 7ED.

The village of Thwaite has close links with Stoke Ash and local amenities include village inns, post office and village hall. There is a nearby village store/petrol station on the A140 and the historic market town of Eye is about 4 miles distant providing a good range of everyday amenities. The towns of Diss and Stowmarket are around 10 miles with an excellent range of schooling, shopping, recreational and cultural facilities with mainline rail links to London Liverpool Street.

Brookside House is a truly exceptional country residence, offering a rare opportunity to acquire a substantial family home in a glorious semi-rural setting. Set within expansive, beautifully kept grounds and surrounded by far-reaching countryside views, the property combines space, style, and comfort in equal measure. Extending to approximately 3,670 sq.ft. across three generous floors, this elegant home has been thoughtfully designed to provide versatile living for both everyday family life and large-scale entertaining. The accommodation is complemented by a detached double garage with a versatile loft room above, ideal for a home office, studio, or guest space. Outside, landscaped gardens create a picture-perfect backdrop, with sweeping lawns, established planting, and a superb heated swimming pool all enhancing the sense of privacy that makes this property such an delightful retreat.

An exceptional country residence set within expansive grounds, featuring a swimming pool and enjoying wonderful far-reaching countryside views

RECEPTION HALL: A superb welcoming entrance with bespoke wooden central staircase rising to the first floor and access to all principal reception rooms. Large storage cupboard.

DRAWING ROOM: 21'7" x 21'7" (6.57m x 6.57m) A generously proportioned reception room with triple aspect and French doors opening to the grounds, creating an abundance of natural light. An attractive fireplace creates the main focal point of the room.

STUDY– 14'0" x 11'0" (4.26m x 3.35m) Ideal as a home office with double aspect of the grounds.

SITTING ROOM: 14'0" x 10'7" (4.26m x 3.22m) Another wonderful, versatile additional reception room ideal as a snug or family room having double aspect and doors opening to the grounds.

KITCHEN/BREAKFAST ROOM– 15'6" x 14'0" (4.72m x 4.26m)
A superbly appointed kitchen that blends style and functionality, featuring an extensive range of bespoke cream shaker-style cabinetry complemented by sleek granite work surfaces. A central island with curved edges offers additional storage and breakfast seating. Integrated appliances include an eye-level double

oven, dishwasher, and fridge/freezer, while a one and a half bowl sink with mixer tap is set beneath a wide window, framing views of the rear garden. Subtle under-cabinet lighting and a polished tiled floor complete the space, creating a perfect setting for both everyday family dining and entertaining.

UTILITY ROOM: Fitted storage and space for laundry appliances, with access to the rear garden and double garage.

SHOWER ROOM: Comprising shower cubicle, wash hand basin and WC.

CLOAKROOM: Located off of the reception hall and being fitted with WC and wash hand basin.

First Floor

LANDING: A truly inviting area with front aspect, two built in storage cupboards, a bespoke wooden staircase rising to the second floor and double doors to:

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MASTER BEDROOM: 27'4" x 21'11" (8.33m x 6.68m) An expansive bedroom suite with triple aspect views, walk-in dressing room, and a well-appointed en suite.

ENSUITE: Fitted with shower cubicle having part tiled surround, wash hand basin with vanity unit and cupboard beneath and a WC with encased cistern.

BEDROOM TWO: 14'1" x 10'0" (4.29m x 3.04m)

Double bedroom with built-in wardrobe and en suite shower room.

ENSUITE: Fitted with a corner shower cubicle, wash hand basin and a WC.

BEDROOM THREE: 14'0" x 11'1" (4.26m x 3.37m)

A spacious double bedroom with dual aspect overlooking the grounds.

BEDROOM FOUR: 14'0" x 10'6" (4.26m x 3.20m)

Double bedroom with dual aspect to the front and side aspect.

FAMILY BATHROOM: 14'1" x 10'0" (4.29m x 3.04m)

Fitted with an oval bath having central mixer tap with shower attachment, separate walk-in shower cubicle with rain head style shower, pedestal wash hand basin and WC.

SECOND FLOOR

BEDROOM FIVE: 19'4" x 11'9" (5.89m x 3.58m)

Large double bedroom with built in wardrobe and Velux windows.

BEDROOM SIX: 22'2" x 16'4" (6.75m x 4.97m)

A superbly proportioned bedroom with Velux windows and built in wardrobe.

SHOWER ROOM: Comprising shower cubicle with part tiled surround, pedestal wash hand basin and WC.

Outside Space

Brookside House is approached via a substantial, sweeping gravel driveway that leads to the main residence and a detached double garage (19'1" x 19'0" / 5.81m x 5.79m) with a versatile loft room above, ideal as a home office, gym, or studio. The frontage offers extensive off-street parking for numerous vehicles, framed by an expansive lawn and enclosed by a combination of wall and mature hedging.

The gardens are without doubt one of the property's most impressive features, measuring 1.3 acres with sweeping lawns bordered by established hedges and enjoying uninterrupted views across open farmland. To the rear, a heated swimming pool with a paved surround and seating area provides the perfect setting for summer entertaining, while a thoughtfully positioned terrace, edged with manicured hedges, sits directly behind the house; a superb spot to enjoy long, warm days.

SERVICES: Private sewer system, mains electric & water and oil-fired central heating

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

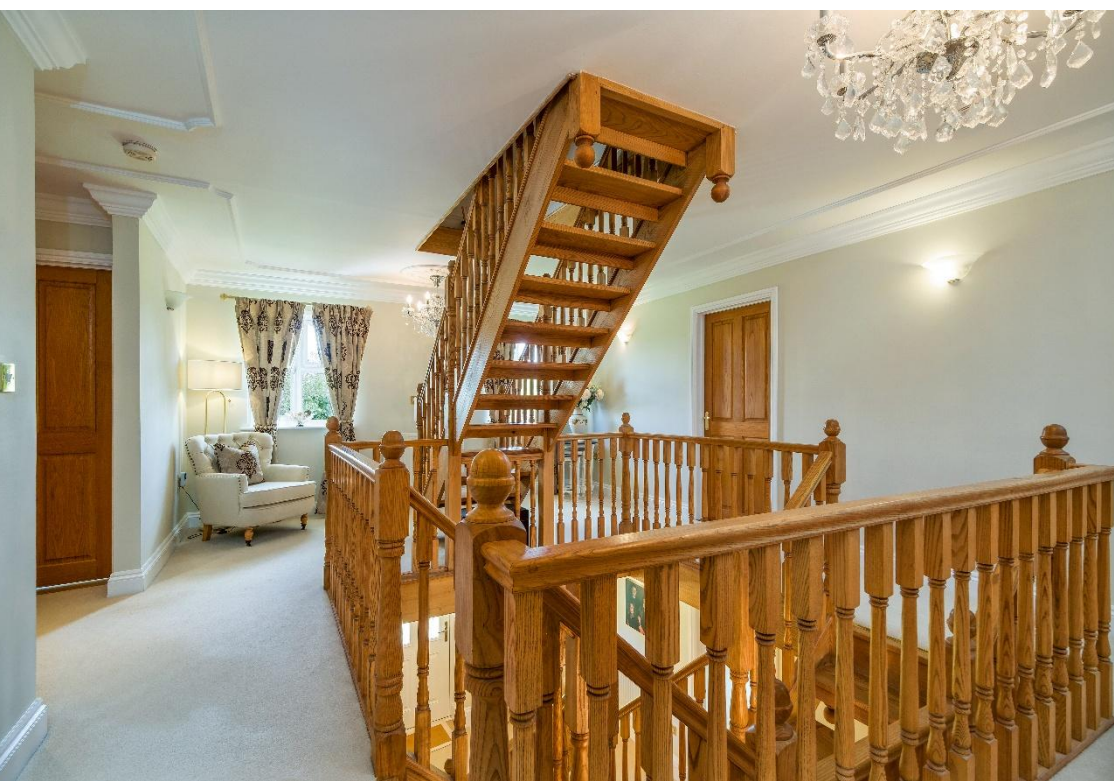
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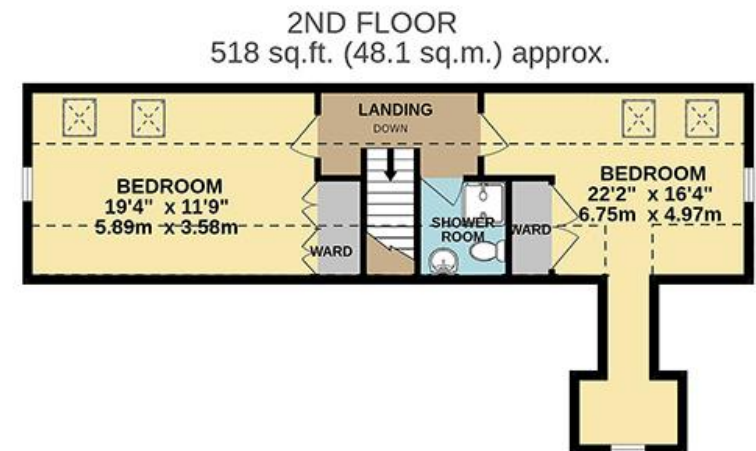
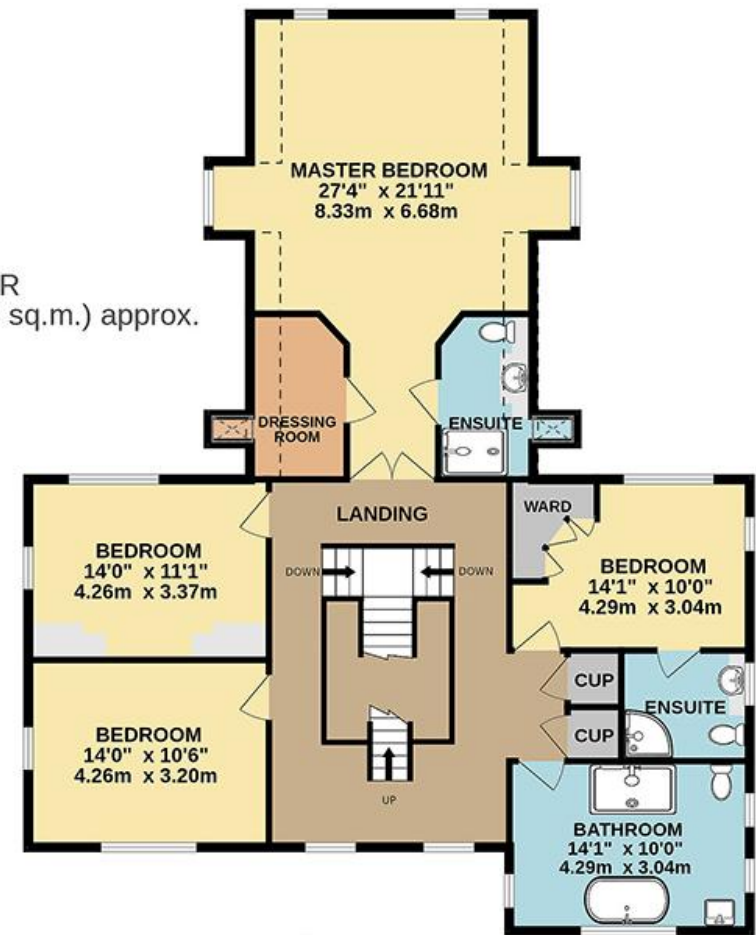
EPC RATING: TBC.

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 whatever is made in relation





TOTAL FLOOR AREA (approx.)

Accommodation: 3670 sq.ft (341.0 sq.m) - Garage: 546 sq.ft (50.7 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

