



**Paddock View,
Brettenham, Suffolk**

**DAVID
BURR**



Paddock View, Old School Corner, Brettenham, IP7 7PB.

Set on the peaceful outskirts of Brettenham, one of Mid Suffolk's most desirable villages, Paddock View offers the best of both worlds – a beautifully finished modern home surrounded by open countryside, yet only a short drive from Bury St Edmunds, Stowmarket and the A14. **Brettenham** is a hidden gem that captures the essence of rural English charm. This sought-after village is surrounded by open fields, winding country lanes, and timeless architecture, offering a peaceful way of life.

Paddock View has been thoughtfully designed to combine light, space and versatility. At its heart is a generous open-plan kitchen and dining area – the perfect social space – with patio doors leading directly to the garden. The sitting room enjoys a similar connection to the outdoors, with wide bi-folding doors opening to a sunny terrace ideal for alfresco dining and entertaining.

Modern country home with paddock and far-reaching countryside views.

A home that captures the essence of modern rural living – peaceful, practical, and perfectly connected.

- Enjoying a peaceful setting on the edge of this popular Mid Suffolk village, this immaculate modern home offers flexible accommodation, generous living space and stunning countryside views.
- A beautifully appointed detached house offering open-plan living, a ground floor suite, double garage with attic space, and a fenced 1.83-acre paddock with large outbuilding.
- Perfectly positioned for access to Bury St Edmunds, Stowmarket and the A14, this stylish home combines modern comfort with a relaxed rural lifestyle.
- A superb modern home offering space, versatility and a seamless connection between inside and out — ideal for family life or entertaining.
- Presented in excellent order throughout, Paddock View offers the perfect balance of countryside charm and contemporary living.

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A ground floor double bedroom suite provides an excellent option for guests or single-level living, while upstairs are two further double bedrooms, one with an en suite shower room.

The property is approached via a gravel driveway leading to a substantial detached double garage with useful attic storage above. The established gardens frame the house beautifully and extend to a fenced paddock of around 1.83 acre, offering space for leisure, pets or small-scale equestrian use.

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SERVICES: Mains water, electricity, and private drainage. Air source heat pump with underfloor heating.

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

LOCAL AUTHORITY: Babergh

COUNCIL TAX: Band C

EPC RATING: D

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.



TOTAL: 1295 sq. ft, 121 m²
FLOOR 1: 879 sq. ft, 82 m², FLOOR 2: 416 sq. ft, 39 m²
EXCLUDED AREAS: UNDEFINED: 76 sq. ft, 7 m², GARAGE: 475 sq. ft, 44 m², LOW CEILING: 133 sq. ft, 13 m²,
ATTIC: 190 sq. ft, 18 m², WALLS: 203 sq. ft, 16 m²

All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Dops.

