



**South Acre  
Drinkstone, Suffolk**

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# South Acre, Rattlesden Road, Drinkstone, Suffolk, IP30 9TN

Drinkstone is a pretty and typical Suffolk village surrounded by beautiful countryside and plenty of footpaths for countryside walks. The village has a playing field, children's playground, All Saints Church and a modern village hall host to a wide range of activities including WI, circle dancing, Tai Chi, gardening club and village lunch to name a few. The neighbouring villages of Woolpit and Rattlesden provide a range of local shops, primary schools and Woolpit also has a health centre. The village is located approximately 8 miles from Stowmarket with a good range of everyday amenities and mainline rail link to London Liverpool Street. Bury St Edmunds is approximately 9 miles with an excellent range of schooling, shopping, recreational and cultural facilities

A substantial five-bedroom detached family house that enjoys an enviable position on the periphery of this well-regarded Suffolk village and boasts arguably unrivalled countryside views. South Acre has been designed with the views in mind and all living accommodation has been well placed to benefit from this whilst enjoying well-manicured gardens that are believed to measure approximately 0.5 acres with a well placed decked terracing. The property has been maintained and is presented to an excellent order throughout and is further benefitted by a garage and off-street parking for multiple vehicles.

## **A superb five-bedroom detached family house on the village periphery and enjoying uninterrupted countryside views to the rear.**

Entrance door opening directly into an entrance porch which leads in turn to an entrance hallway

**ENTRANCE HALLWAY:** A large welcoming area with front aspect and staircase rising to first floor. Doors to all principal rooms.

**DRAWING ROOM:** A genuinely impressive and substantial room with sliding glass doors opening to the raised decked area allowing one to enjoy warm summer days and views of the countryside beyond. Further double doors opening back through to the sitting room. Spotlights.

**SITTING ROOM:** A versatile room having rear aspect ideal for a multiple of uses if so required. Sliding doors opening to a continuation of the terrace area.

**KITCHEN/DINING ROOM:** A generous space that has been cleverly designed into two distinctive areas with the kitchen area fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ single drainer sink unit and mixer tap.

Further integrated appliances include eye level Hotpoint double oven, four ring gas hob with extractor hood over. Space for fridge freezer and dishwasher. Door to utility room. Wood flooring continues through to the designated dining area with double doors again opening to the terrace area under a canopy designed with al fresco dining in mind.

**UTILITY ROOM:** Fitted with matching wall and base units under work preparation surfaces that include 1½ bowl sink unit with single drainer and mixer tap. Space for washing machine. Fitted water softener. Tiled flooring. Door to rear garden.

**CLOAKROOM:** Having W.C, wall hung wash hand basin with mixer tap. Heated towel rail. Wood flooring.

**VESTIBULE:** Currently utilised as a storage area. Doors opening to snug/study and door to garage.

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**SNUG/STUDY:** A versatile room which would lend itself to a multiple of uses, however the current owners have in the past utilised it as an extra sitting room.

**GARAGE:** Currently used as a workshop with side aspect, power and light connected with up and over door.

## First floor

**LANDING:** A large inviting area having front aspect with built-in airing cupboard. Doors to all bedrooms.

**BEDROOM 1:** Being a generous double aspect room with sliding doors opening to a balcony area allowing one to enjoy the grounds and wonderful far reaching countryside views beyond. Double wardrobe. Door opening to;

**EN SUITE:** Fitted with a shower having part tiled surround, wash hand basin with mixer tap and W.C. Heated towel rail. Tiled flooring.

**BEDROOM 2:** Offering rear aspect of the gardens and countryside beyond. Door opening to;

**EN SUITE:** Fitted with corner shower cubicle with part tiled surround, W.C. and wash hand basin with mixer tap. Heated towel rail. Tiled flooring.

**BEDROOM 3:** Having rear aspect. Double wardrobe.

**BEDROOM 4:** Having rear aspect. Double wardrobe.

**BEDROOM 5:** Again with rear aspect. Double wardrobe.

**BATHROOM:** Fitted with a P shaped panelled bath with shower over and part tiled surround, wash hand basin with mixer tap and vanity unit with cupboard beneath. W.C. Heated towel rail. Wood flooring.

## Outside

The property is approached by two electric five bar gates opening to a driveway which affords off street parking for multiple vehicles and in turn leads to the property. Immediately to the front of the property is a well placed flowering bed and to either side of the house are two gates giving access to the rear grounds.

The rear grounds are a genuine delight and have been meticulously cared for by the present owners that incorporate an extensive lawn area with a terrace area immediately abutting the property to two sides that continues to a raised decked area well placed for warm summer afternoons. The remainder of the grounds have well established natural borders that include hedgerows, mature trees and well stocked flowering beds. There is an idyllic pond that creates a delightful setting to encourage wildlife. In all measuring approximately 0.5 acres with undulating countryside views.

**AGENTS NOTE:** The snug/study area and vestibule was formerly the garage and could possibly revert back if so required.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band F

**EPC Rating:** C

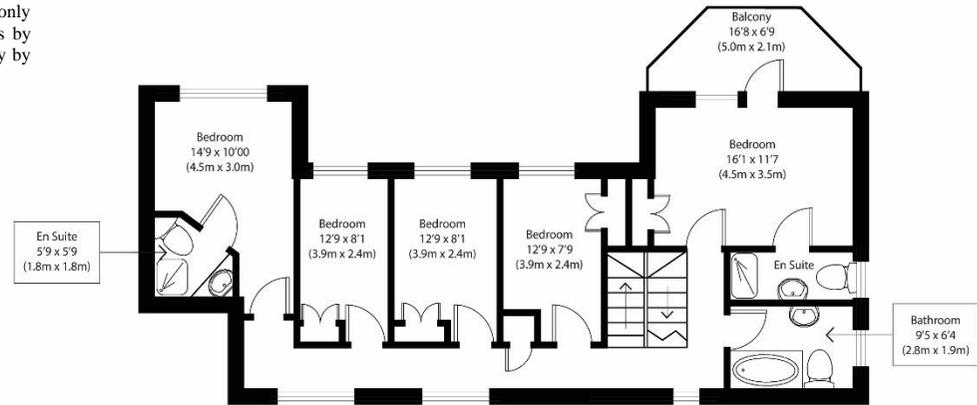
**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

**SERVICES:** Mains water and electricity are connected. Private drainage. Calor gas heating to radiators NOTE: None of these services have been tested by the agent.

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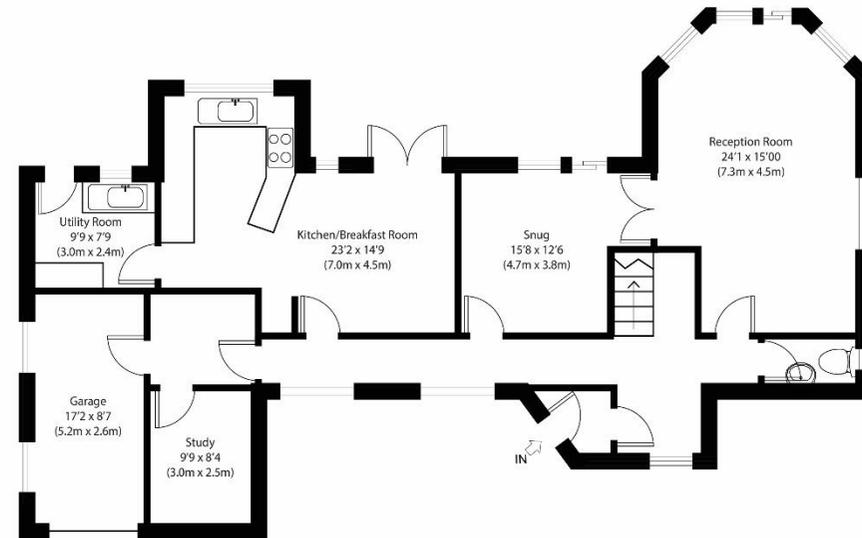
**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Woolpit office 01359 245245

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Approximate Gross Internal Area  
2465 sq ft (229 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 advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Ground Floor





