



**Orchard House,
Walsham Le Willows, Suffolk**

**DAVID
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Orchard House, Four Ashes, Walsham-le-Willows, IP31 3BS.

Walsham le Willows is an attractive and popular village with a thriving community and a good range of amenities including a preschool and primary school, an award winning butchers/village shop, two public houses, church and building merchants. There are a number of clubs including bell ringers, book club, drama group, history group and WI to name a few. There is a regular coffee shop, mobile post office and family sports club with a range of activities. The historic cathedral town of Bury St Edmunds lies approximately 11 miles away and offers a full range of schooling, recreational and shopping facilities and cultural amenities including the impressive Georgian Theatre Royal and the Abbey Gardens. The nearby centres of Newmarket, Cambridge and Ipswich are all within easy reach.

Tucked away in the heart of this well-regarded Suffolk village, Orchard House is an impressive, detached family residence offering generous and versatile living space extending to over 3,000 sq. ft. The property enjoys a secluded position set within 0.9 of an acre of established gardens and grounds, ideal for those seeking privacy, space, and flexibility. The addition of a self-contained annexe makes it perfectly suited for multi-generational living, working from home, or rental income potential.

A substantial detached family home in a secluded setting with approximately 0.8 of an acre of private, mature grounds. Versatile accommodation including a self-contained two-bedroom annexe.

Key Features

- Substantial detached home in a sought-after village
- Approx. 0.9 of an acre of mature, private gardens
- Five reception rooms including a sitting room, garden room, and study
- Kitchen with fitted Bosch appliances
- Four first-floor bedrooms, all with built-in wardrobes
- Second-floor loft room offering further potential (STP)
- Self-contained two-bedroom annexe
- Sweeping gravel driveway with ample off-road parking
- Rear vehicular access and secure gated garden
- Ideal for multi-generational living or potential income via letting

Accommodation

The property is approached via a sweeping gravel driveway that provides ample parking for multiple vehicles, with a separate vehicular access to the rear garden.

A covered entrance porch opens to a welcoming entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. To the right-hand

side is the kitchen, fitted with a range of wall and base units, Bosch electric ovens, an inset sink and drainer, and space for a washing machine. An internal door leads through to the annexe, allowing independent or connected use.

The main sitting room is a particularly impressive space, measuring approximately 7m x 6.5m, with sliding patio doors opening directly to the garden. There is an open fireplace and a connecting door to the study, making it a perfect layout for family living or entertaining.

Further reception rooms include a formal dining room, a cosy snug with sliding doors to the garden, and a bright and airy garden room/sunroom which enjoys views over and direct access to the rear garden.

On the first floor, a spacious landing leads to four bedrooms, all of which benefit from built-in wardrobes. The principal bedroom features an en suite shower room with a WC, wash basin, and corner shower. A generous family bathroom serves the remaining bedrooms, fitted with a bath, WC, and wash basin.

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Stairs via a fixed ladder give access to the second-floor loft room, currently arranged as two interconnecting spaces (5.4m x 4.9m and 4.9m x 2.7m). These areas offer excellent scope for further conversion, subject to the necessary consents, whether as additional bedrooms, a home office, or hobby rooms.

The attached annexe offers self-contained accommodation comprising a kitchen, sitting room, two bedrooms, and a bathroom. Whether used for extended family, guests, or as a holiday let, the annexe adds valuable flexibility to the property.

Outside

The mature gardens and grounds are a true highlight of Orchard House. Largely laid to lawn, they feature a range of specimen and fruit trees and are bordered by mature hedging and fencing, offering complete privacy and a tranquil, green outlook. The gardens enjoy a sunny aspect and provide the perfect setting for outdoor entertaining, children's play, or simply enjoying the peace and seclusion of village life.

SERVICES: Mains water, electricity and drains. Oil fired central heating.

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

WHAT3WORDS: dignitary.willpower.when

LOCAL AUTHORITY: Mid Suffolk District Council.

COUNCIL TAX: Band G

EPC RATING: TBC

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

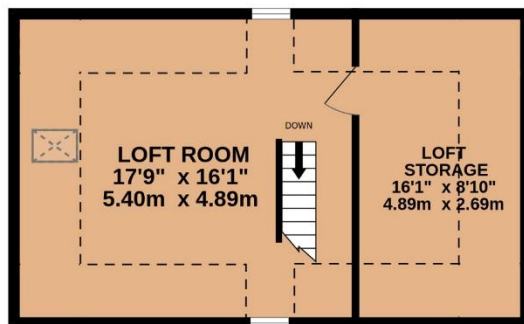
VIEWING: Strictly by prior appointment only through DAVID BURR
Woolpit office 01359 245245

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2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

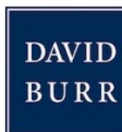


TOTAL FLOOR AREA (approx.)

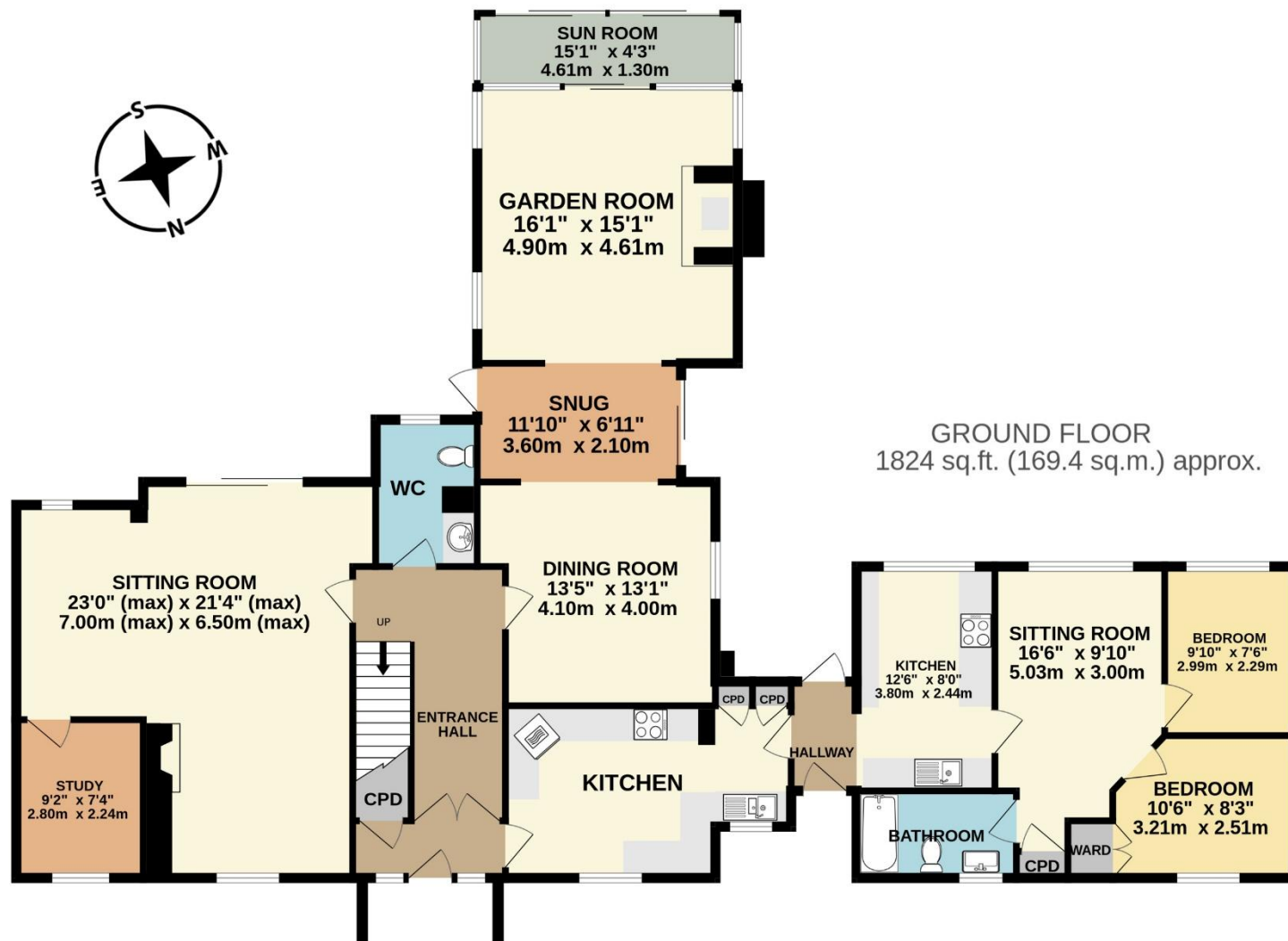
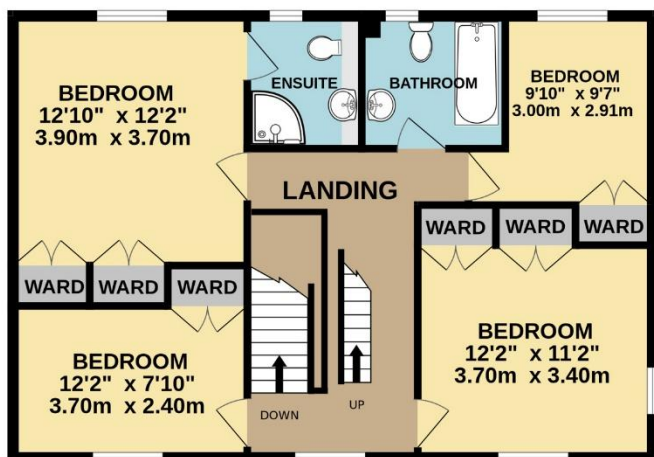
Accommodation: 3001 sq.ft (278.8 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



GROUND FLOOR
1824 sq.ft. (169.4 sq.m.) approx.

