

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



Rectory Meadow Little Saxham,  
Bury St. Edmunds, IP29 5LH

Guide Price  
£750,000



*An exceptionally spacious individual detached bungalow occupying a glorious semi rural setting*

We loved everything about this superb bungalow and are confident you will too. The front elevation gives little away, as it is much larger than you might expect - making an internal viewing essential.

The accommodation is filled with lots of natural light, with most rooms enjoying views of the magnificent gardens. The property offers a flexible layout and benefits from oil fired central heating with underfloor heating to the garden room, breakfast and study areas.

The gardens, which extend to around 0.5 of an acre, have been lovingly created by the present vendor and back onto an area of private parkland. Despite having such a tranquil setting, the property is actually only a 5 minute drive away from the thriving market town of Bury St. Edmunds.

- Beautifully presented detached bungalow
- Set in around 0.5 acres of stunning gardens
- Around 2335 sq. ft of accommodation
- Kitchen/breakfast room, garden room
- Large sitting room, separate dining room
- 3 Double bedrooms, en suite, bathroom
- Oil fired central heating, sealed unit glazing
- Extensive parking and large timber outbuilding





Rectory Meadow is understood to have been built in 1970 and has since been substantially extended to enhance the living areas. It now offers over 2300 sq ft of accommodation making it large enough for families or multi-generational use with the possibility of making an annexe.

The layout is currently set to include a bedroom wing, which includes 3 double bedrooms, an en suite shower room and a spacious family bathroom.

To the right hand side of the hallway is a large formal dining room, and an impressive sitting room which has a huge bay window with seating, which overlooks the gardens. The kitchen has a range of fitted cupboards and worktop surfaces and a large island unit. There is a cloakroom and a utility room. The utility room offers ample appliance space and has a large walk-in cupboard, which houses the boiler and also serves as a useful drying room.

Leading off the kitchen is a superb breakfast room which includes a lantern ceiling and a study area. The garden room is a wonderful space and includes a wood burner, air conditioning unit and a set of picture windows which again look over the rear gardens.

#### Outside

The property has a very large driveway that provides extensive parking. No amount of words can do justice to the rear gardens so we will let the photographs talk for themselves, but suffice to say it is incredibly well stocked and designed to provide colour throughout the year. There is a productive vegetable plot and a very large timber framed building to one side which would be perfect for a gym, studio or home office.

Note: There are solar panels with a feed-in tariff to 2036

ENERGY PERFORMANCE RATING - D

COUNCIL TAX BAND - F

COUNCIL - West Suffolk

BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///easily.airship.leaves

Services - Mains water, electricity and private drainage.





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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