



The Burrow
Great Green | Burgate | Suffolk | IP22 1QL

BEAUTIFUL HOME ON VILLAGE GREEN



A characterful detached family home on the edge of Burgate Great Green in this perfectly tranquil village – what's not to like? Abundant living space in this immaculately appointed period house comprises four bedrooms, two bathrooms and an extensive ground floor with room to congregate or spread out, as desired. Outside is over half an acre of delightful gardens surrounded by countryside, a private and peaceful haven of greenery and birdsong.



KEY FEATURES

Fabulous Detached Period House
Stunning Location On the Edge Of Great Green
One Of Only Twelve Houses Around The Green
Tucked Away But Not Remote
Superbly Looked After By The Current Vendors
Four Comfortable Bedrooms
Family Bathroom and Ensuite
Excellent Kitchen Breakfast Room And Utility Room
Four Exquisite Reception Rooms
Useful Outbuildings Including Large Workshop

A small and rural community, Burgate is the place to get away from it all. Houses dotted around the Great Green represent the very image of English country living, yet Diss – with mainline connections to London and Norwich – is less than a quarter of an hours' drive away, should you need to leave this heavenly spot.

Step Inside

A gravel drive behind a five-bar gate offers secure parking for several cars. Undetectable from outside, the age of the house is more apparent once you enter. Constructed around 1850 from clay lump, it was at first a simple one-up-one-down residence. The original cottage has been extended sympathetically over the years to become a substantial family home. Entry is through a small pitched porch directly into the family room. One of two staircases rises directly from this room, the oldest part of the house, and a brick chimneybreast houses a woodburning stove, making this a lovely cosy place to gather on winter evenings.

Circular Flow

As is typical of older houses, there is no central hall. Instead, rooms flow one to the next in a pleasing circular layout which is further enhanced by the two staircases. Behind the family room is the much larger sitting room, a wonderfully sociable space and flooded with light from windows or French doors on three sides. At 26 feet long, this room invites easy informal division. At one end is a pretty Victorian open fire in a corner position, at the other end double glass doors, south-facing, lead to the garden. A sound-proof door leads into a home office which has also been used as a music room.

From the central family room, a door leads into the kitchen and dining room, another sociable spot for people to come together to cook and eat, or equally for supervised homework while you prepare dinner.





KEY FEATURES

Shaker units in cream with half-moon handles and a retro-look oven feel appropriate for the age of the house while smart granite countertops and a ceramic hob offer essential modern touches. The simple layout on just two sides of the room provides plenty of prep space for the cook while diners are kept out of the way but still in close chatting distance. Space has been maximised again in the adjoining dining room with a run of built-in furniture on one side functioning like a streamlined sideboard. The second staircase, open with a seating area beneath, rises from this room. This economical use of space means 12 around the table can be accommodated with ease. Double glass doors lead to a large terrace, a lovely spot for breakfast in the morning sun. Also downstairs are a utility and a WC.

Exploring Upstairs

Two staircases bring interest and added flexibility in how you use the upstairs spaces. Ascent from the dining room brings you to the largest bedroom, a semi-private suite with a dressing area and en-suite shower room. The three other bedrooms (all doubles) and the family bathroom are accessed from the central staircase. A small door, known as the "Alice in Wonderland door", adjoins both sides of the first floor meaning the spaces can be connected or closed off as desired. Parents of small children will like to know that they are just beyond the door, while parents of teenagers may well relish having their sleeping quarters at a slight distance with a proprietary staircase!

Step Outside

The beautiful garden is of a size to wander with different destinations at different times of day. The terrace outside the dining room is a lovely spot in the morning. Here is also a summerhouse. Another gathering area at the southern end of the house, just outside the sitting room, is perfect for evenings spent around a firepit. Skylarks, swallows, housemartins and bats visit the garden which is well stocked with mature trees and shrubs – silver birch, maples, an ancient apple tree and a spreading horse chestnut, a lovely shade tree in summer. Several raised beds and a greenhouse will support the kitchen gardener.





















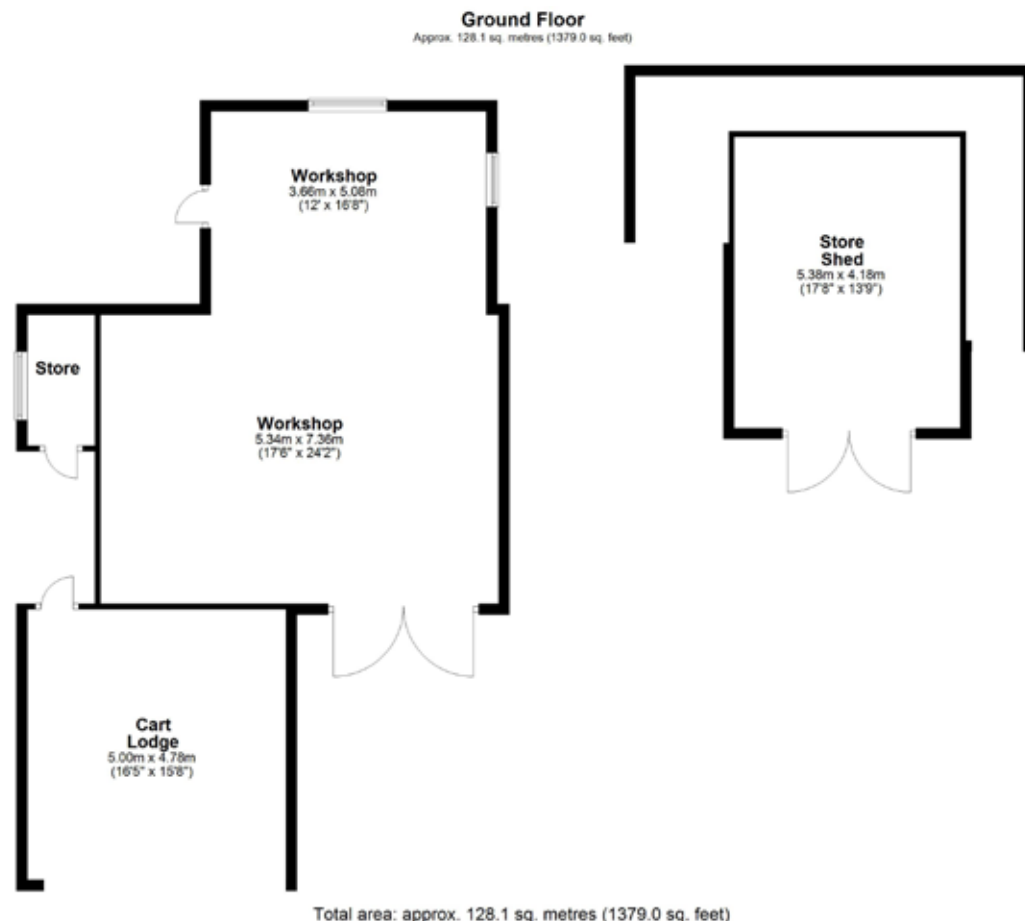








INFORMATION



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors/windows/rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Outbuildings

A visit is necessary to appreciate the extent of the outbuildings and how they might be used. There is a large workshop with an area that could be used as a games room or studio. In addition there is a double cartlodge, storage sheds, log store and a greenhouse.

On The Doorstep

Barn owls at dusk over the green, or deer passing in the early morning, are common sights in this idyllic spot. Burgate itself is a small and quiet settlement with houses dotted around two greens, a church and a village hall. Many country walks can be started from the doorstep.

How Far Is It To

The larger village of Wortham with its shop, tearoom and sports clubs is just a quarter of an hour's walk away and a little farther still are bustling Botesdale and Rickinghall with supermarkets, pubs and cafes. Diss, with fast and frequent rail connections to London and Norwich, is just five miles away meaning connection farther afield is good. In the other direction, historic Bury St Edmund's is a little over half an hour's drive.

Directions

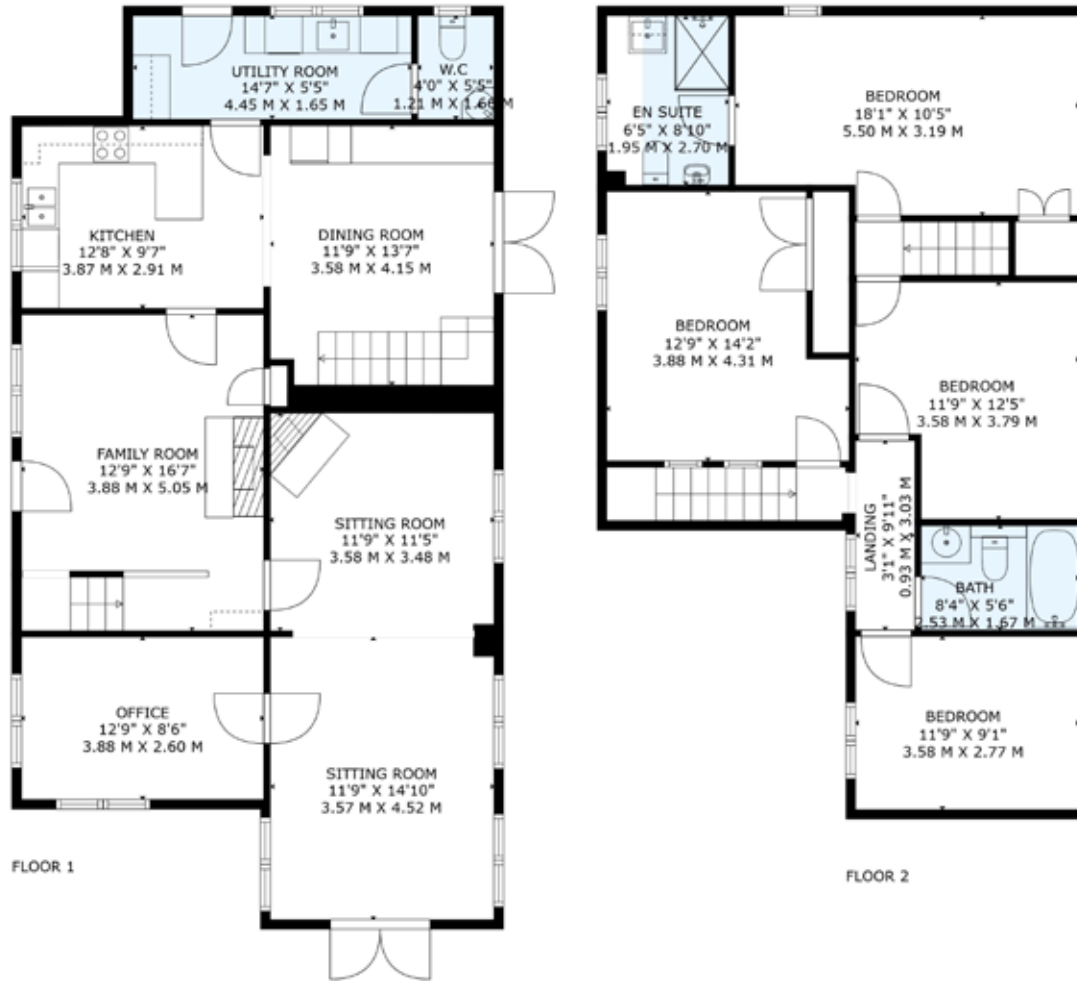
Entering the village of Wortham from east or west on the A143, take the Mellis Road, signposted Mellis, Yaxley, Burgate. Approximately 1 mile, turn right (opposite Hill Farm) Approx 500 yards take a right hand fork at the large oak tree. (on a grass triangle) Follow the tarmac lane down to the green. Take the right hand gravel track and follow around to the right. The property will be found on the right hand side.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///surround.league.dressings](http://surround.league.dressings)

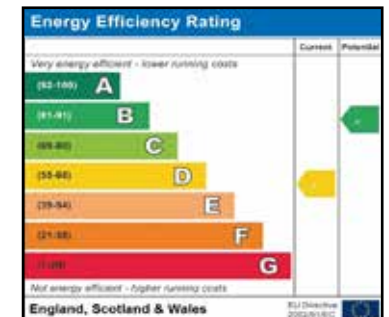
Services, District Council and Tenure

Oil Fired Central Heating, Mains Water and Electricity, Private Drainage (Water Treatment Plant)
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band F
Freehold



TOTAL: 1818 sq. ft, 169 m2
 FLOOR 1: 1061 sq. ft, 99 m2, FLOOR 2: 757 sq. ft, 70 m2
 EXCLUDED AREAS: UNDEFINED: 16 sq. ft, 2 m2, LOW CEILING: 63 sq. ft, 6 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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