



**Swallow Mead Farm, 24 Worlington Road,  
Barton Mills, Mildenhall**

**DAVID  
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# Swallow Mead Farm, 24 Worlington Road, Barton Mills, Mildenhall, IP28 7DY

Mildenhall is a thriving market town in Suffolk, well regarded for its excellent transport links and strong sense of community. The town offers a wide range of amenities, including a secondary school with sixth form rated 'Good' by Ofsted, two primary schools, supermarkets, independent shops, cafés, and a leisure centre with swimming pool and sports facilities. The nearby RAF bases at Mildenhall and Lakenheath contribute to a consistently strong local rental and sales market, making property in the area a reliable investment.

Offering substantial and beautiful living accommodation including a stunning entrance hallway and a stylish and expansive kitchen/family room, further reception areas, 3 principal bedrooms, 3 bathrooms and an unfinished section offering purchasers the opportunity to add their own finish. Standing in mature gardens with outbuildings and approached via electronic gates with extensive driveway and double garage. An internal inspection of this impressive residence is strongly recommended.

## A comprehensively updated and extended detached family home, measuring approximately 5,800 sq ft, located on the borders of Mildenhall High Town and Worlington and occupying grounds of around 0.5 acres.

### Ground Floor

**RECEPTION HALL** A bright and expansive entrance hall with ceramic tiled flooring and underfloor heating flowing throughout the ground floor. A striking solid oak and glass staircase rises to the first floor. Windows to the front aspect, two generous storage cupboards, door to sitting room and access to the inner hallway.

**INNER HALLWAY** Giving access to the kitchen/family/dining room and doors leading to the boot room, pantry, utility, airing cupboard and family shower room.

**BOOT ROOM** Designed for everyday practicality with a window to the side, fitted storage rails and shelving for coats, boots and shoes.

**PANTRY** A favourable walk-in space with fitted storage shelving.

**UTILITY ROOM** With stainless steel sink and drainer, mixer tap, a range of built-in base and eye-level units and work surfaces. Space and plumbing for a washing machine and tumble dryer, tiled floor, full-height cupboard and access to the boiler cupboard housing the oil-fired Worcester boiler, pressurised hot-water cylinder and underfloor heating manifolds.

**AIRING CUPBOARD** Additional fitted shelving and storage.

**FAMILY** A luxurious, beautifully refitted space featuring fully tiled floors and walls, double wash basins with vanity storage, heated mirror, low-level WC, window to side and a large walk-in double shower with rainfall head and handheld attachment.

**LIVING ROOM** With windows to the front and side and a double-sided log-burning stove shared with the entrance hall.

**OFFICE** Ideal for home working, with French doors opening onto the rear courtyard and fitted sliding-door wardrobe storage with shelving.

**KITCHEN / FAMILY ROOM** This exceptional 54 ft open-plan space features triple ceiling lanterns, ceramic tiled flooring with underfloor heating and an extensive suite of Neff appliances, including two fan ovens, combi steam oven, combi microwave, two warming drawers, coffee machine, multiple fridges and freezers, induction hob with pop-up extractor, dishwasher, double sink with Quooker tap and a secondary filtered hot-water sink. Quartz work surfaces, under-counter lighting, LED spots and pendant lights over the breakfast bar create a high-end finish, while the family area enjoys three sets of bi-fold doors with electric curtains opening to the rear garden and a separate door to a patio with water feature.

**SNUG** Open plan from kitchen with window overlooking the courtyard.



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**BEDROOM 3** A versatile ground-floor bedroom with three sets of French doors. Opens into:

**UNFINISHED EXTENSION AREA OF PROPERTY** A substantial area with partitions in place for additional bedrooms, bathrooms and further reception space. This section is currently unfinished and presents an outstanding opportunity for the next owner to complete to their preferred specification. Accommodation could include rooms such as a games room, cinema room, separate self-contained annexe or offices for running a business. Significant building / finishing work is required on this section.

## First Floor

**LANDING** A spacious, light landing with solid wood flooring and windows to both front and rear aspects. Double airing cupboard and doors to:

**BEDROOM 1** A superb principal bedroom with two front-aspect windows and four sets of fitted double wardrobes, creating a dedicated dressing area. Loft access.

**ENSUITE SHOWER ROOM** Beautifully appointed with fully tiled walls and floor, low-level WC, heated mirror, heated towel rail, double wash basin with vanity storage, windows to side and rear, and a large double shower with rainfall and Mira electric system.

**BEDROOM 2** A generous double bedroom with three fitted wardrobes and front-aspect window.

**FAMILY BATHROOM** Luxurious and fully tiled, featuring a low-level WC, vanity wash basin with mixer tap and storage drawers, heated mirror, walk-in shower with side jets and rainfall head, and a tiled Aquaestil Jacuzzi Aqua Maxx bath. Window to rear.

## Outside

**FRONT** Approached via remote-controlled electric gates; the property features a large gravel driveway with parking for multiple vehicles and a detached double garage with electric up-and-over door. The front gardens are beautifully landscaped with raised beds, mature shrubs, and trees, creating a welcoming and private entrance.

**REAR GARDENS AND GROUNDS** The grounds, approaching half an acre, are meticulously maintained and include expansive lawns, storage sheds, wood store and compost area, a workshop/storage building ideal as a potential outside office, an artificial-grass play area with climbing frame and slide, a covered patio with waterfall feature, a fully paved courtyard garden with direct access from the property, a pond, and extensive external lighting, water taps, and electrical points throughout.

**SERVICES** Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND** F. (£3,326.01 per annum)

**EPC** D.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick-and-block construction with a rendered exterior finish, under a tiled roof.

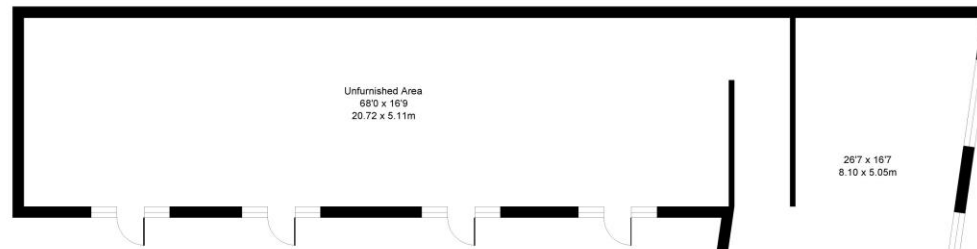
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** basin.jugged.pixies

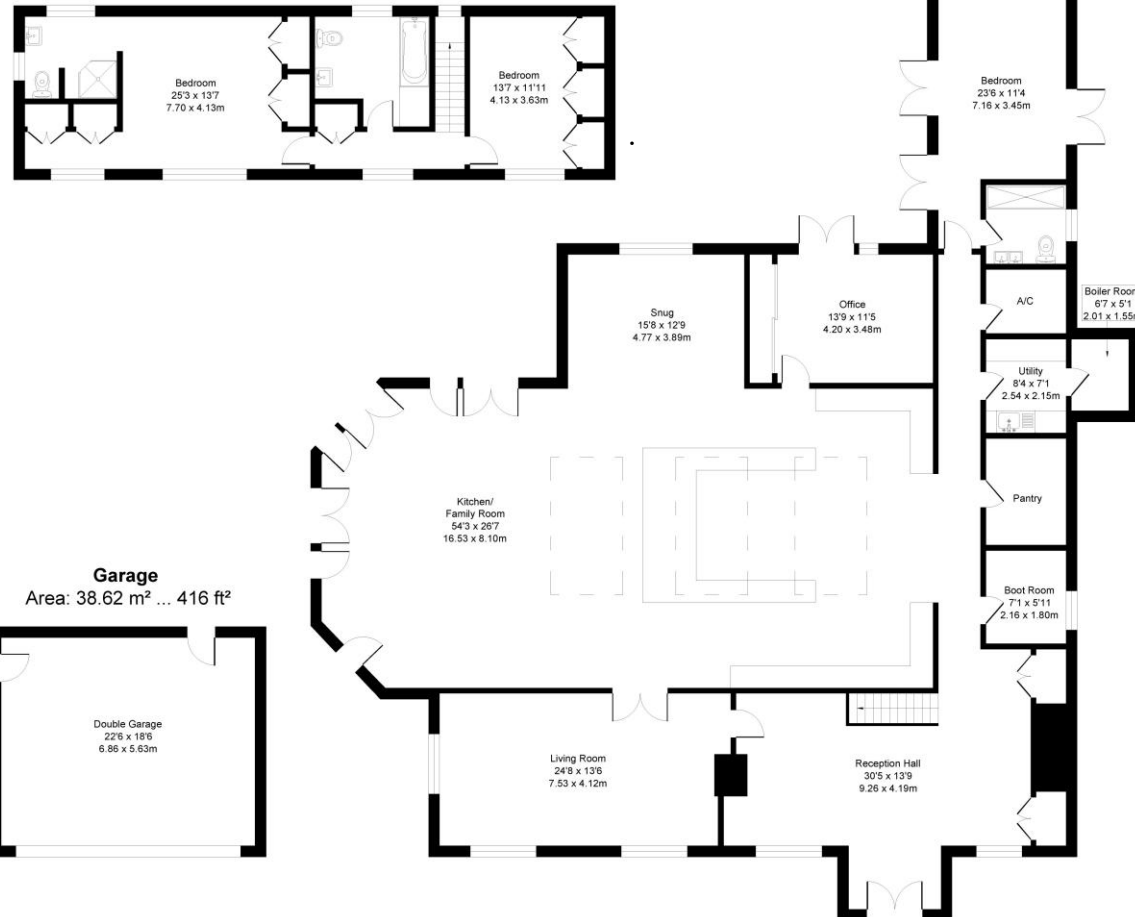
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.

**Ground Floor**  
Area: 431.44 m<sup>2</sup> ... 4644 ft<sup>2</sup>



**First Floor**  
Area: 71.36 m<sup>2</sup> ... 768 ft<sup>2</sup>



**Total Area: 541.42 m<sup>2</sup> ... 5828 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only



