



South Lodge, South Street
Risby | Bury St. Edmunds | IP28 6QU

 FINE & COUNTRY

South Lodge, Risby

South Lodge is an impressive, detached family home occupying a private and beautifully landscaped plot in the heart of the sought-after village of Risby. Hidden behind an attractive flint and brick wall and approached through wrought-iron gates, the property combines generous living space with stylish modern updates, including a refurbished kitchen, well-appointed reception rooms and excellent bedroom accommodation. Mature gardens, a south-westerly aspect and a peaceful village setting create an outstanding family home within easy reach of Bury St Edmunds and major transport links.





Step Inside

An oak entrance door opens into a welcoming porch and reception hall, setting the tone for the well-presented interiors beyond. The spacious lounge is a particularly inviting room, featuring a wood-burning stove set within an attractive fireplace and enjoying dual aspects with French doors opening directly onto the rear terrace. Adjoining the main living areas is a versatile snug, ideal as a home office, reading room or playroom.

At the heart of the home, the recently refurbished kitchen and dining area has been thoughtfully designed with contemporary cabinetry, quartz work surfaces and a comprehensive range of integrated AEG appliances. A central island provides additional preparation and seating space, while views across the garden enhance the room's appeal. A separate utility room offers practical day-to-day convenience, and a stylish ground-floor shower room serves guests and family alike. Beyond the kitchen, a generous family room provides further flexible living space with direct access to the garden and integral double garage.

The first floor continues to impress with a spacious principal suite. The bedroom enjoys an abundance of natural light, complemented by a dedicated dressing room and an en-suite bathroom fitted with both a freestanding bath and separate shower. Three further double bedrooms are served by a family bathroom, while an additional room offers flexibility as a nursery, study or fifth bedroom, making the accommodation ideally suited to modern family living.





Step Outside

South Lodge enjoys a wonderful sense of privacy, with mature planting and established landscaping creating a secluded and tranquil environment. The extensive brick-paved driveway provides generous parking and leads to the integral double garage with electrically operated roller doors.

The rear gardens are a particular highlight, enjoying a highly desirable south-westerly aspect and enclosed by mature hedging. Expanses of lawn are interspersed with colourful borders, specimen trees and attractive terraces, creating a setting that is both picturesque and practical. A wildlife pond introduces a natural focal point, while an ornamental arbour draped with climbing roses, wisteria and honeysuckle adds charm and character throughout the seasons. A substantial timber gazebo provides an excellent space for outdoor dining and entertaining, complemented by a greenhouse and garden shed.



Location

Risby is widely regarded as one of West Suffolk's most desirable villages, combining a strong sense of community with excellent local amenities. Residents enjoy access to a well-regarded primary school and pre-school, a farm shop, public house, garden centre, café, village hall and recreational facilities.

The historic market town of Bury St Edmunds lies approximately three miles to the east and offers an extensive range of shopping, dining and cultural attractions. The property is also particularly well positioned for commuters, with convenient access to the A14, A11 and M11, together with rail services from Bury St Edmunds providing connections to London Liverpool Street and, via Cambridge, London King's Cross.

SERVICES

- Mains Water & Electricity are Connected
- Mains Drainage
- Oil Fired Central Heating
- Council Tax – Band G
- EPC Rating - E



Floor 0



Floor 1

Approximate total area⁽¹⁾

3179 ft²

295.5 m²

Reduced headroom

77 ft²

7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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PROTECTED



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