



Field Close,  
Gedding Road | Drinkstone | Bury St. Edmunds | IP30 9TT

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# Field Bungalow

An exceptional detached residence with self-contained annexe, set within approximately 6.5 acres of formal gardens, productive orchard and professional equestrian facilities, offering a rare balance of refined lifestyle living and turnkey equestrian ownership in the heart of sought-after Drinkstone.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step Inside

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This spacious and versatile detached bungalow has been extended and enhanced to create an elegant, light-filled country home, complemented by a self-contained one-bedroom annexe. The heart of the home is an impressive L-shaped kitchen and family space, finished with Silestone worktops, extensive cabinetry and integrated Neff appliances, with French doors opening onto the terrace and gardens — ideal for modern family living and entertaining.

The sitting room provides a cosy focal point with a multi-fuel stove, while the bedroom accommodation is well proportioned and flexible. The principal bedroom enjoys garden access and an en suite shower room, supported by additional bedrooms and a family bathroom. A practical utility/boot room adds everyday convenience.

The detached annexe provides excellent independent accommodation, featuring an open plan kitchen/sitting room, double bedroom and en suite shower room, ideal for guests, multi-generational living or potential income.





# Step Outside

The property is approached via a private shingled driveway from Gedding Road, providing extensive parking for the main bungalow and annexe. Front gardens are lawned with mature planting and box hedging, creating privacy and strong kerb appeal.

To the rear, landscaped formal gardens feature lawns, stocked borders and specimen trees including a striking Monkey Puzzle tree. An Indian sandstone terrace, pergola, decked seating areas and raised circular patio all enjoy open views across the land. An ornamental wildlife pond and the charming hexagonal timber BBQ "Hobbit House", complete with central grill and seating, create exceptional outdoor entertaining spaces.

Beyond the paddocks sits an established orchard of approximately forty fruit trees, enhancing the rural lifestyle offering.



## Equestrian Facility

The property extends to approximately 6.5 acres in total, including formal gardens, yard and grazing land, offering a genuine turnkey equestrian setup.

The fully enclosed concrete stable yard includes an L-shaped block with four loose boxes, tack room and hay storage, all with power and mains water connected.

The land is divided into three main paddocks:

- East paddock – approx. 3.5 acres
- South paddock – approx. 2 acres, with orchard beyond
- North paddock – approx. 0.5 acre

A professionally constructed 25m x 45m fenced ménage with drained sand and rubber surface provides excellent all-weather schooling. Post-and-rail fencing and gated access throughout allow for safe and flexible grazing and turnout management.



Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area<sup>(1)</sup>

2505 ft<sup>2</sup>  
232.8 m<sup>2</sup>

Reduced headroom  
21 ft<sup>2</sup>  
2 m<sup>2</sup>

## Services

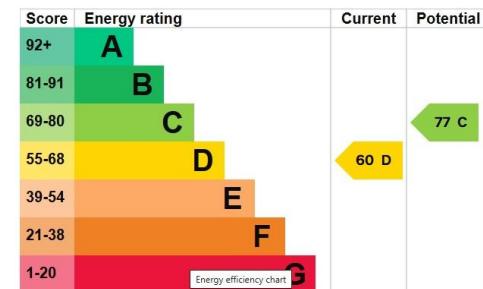
- Mains electric, water and drainage
- Stable yard has mains electricity and water connected
- Oil fired central heating
- Freehold
- Council Tax Band - D

(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



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