



No.1

Corsbie Close
Bury St Edmunds
Suffolk



Contents.

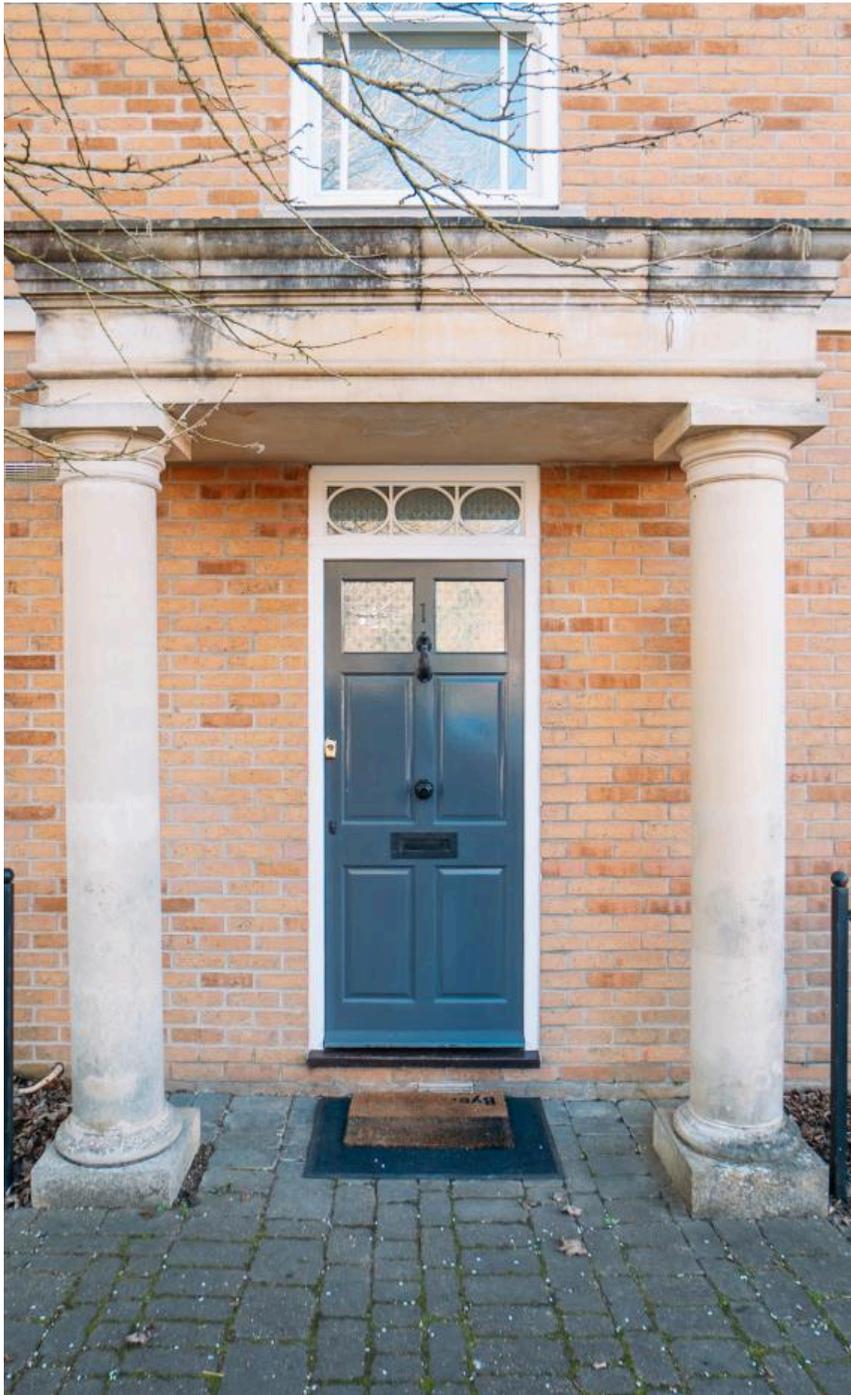


PART 1 <i>Introduction</i>	2
<hr/>	
PART 2 <i>Downstairs</i>	3-7
<hr/>	
PART 3 <i>Upstairs</i>	8-11
<hr/>	
PART 4 <i>Floorplan, The Great Outdoors & Location</i>	12-15
<hr/>	
PART 5 <i>Provenance & Agent's notes</i>	16-17
<hr/>	



The home has many enviable features such as far-reaching meadow views while only being a stone's throw from the heart of the historic town centre.

- James Sawyer, Director of Whatley Lane



Introduction

This elegant classically inspired end-of-crescent townhouse with meadow views, roof terrace, walled garden, off-street parking and garage is ideally situated on the fringe of the historic medieval grid in Bury St. Edmunds.

Forming part of an exclusive development adjacent to the water meadows, this elegant townhouse is immaculately presented and occupies an enviable situation on the edge of the town centre. Finished to an exceptionally high standard throughout, the design and construction reflect a traditional building style, reminiscent of Georgian crescent. Behind its impressive symmetrical façade is light, spacious and contemporary accommodation, arranged over three storeys, combined with modern efficiencies. A high level of attention was paid to the specification of the house, which is evident in details such as its high ceilings, decorative mouldings, double glazed sash windows and abundant storage. The homeowners have in recent years commissioned a no expense spared updating of interiors, including stunning *Jim Lawrence* lighting, sleek *Grohe* fixtures in the refurbished bathroom and two en-suite shower rooms, sleek *Rennie Mackintosh* minimalist kitchen and luxurious *Amtico* floors blended with striking wood floors. The substantial accommodation is arranged around and flows seamlessly from an impressive central reception space with its spectacular adjoining garden room configured with an expanse of glazing and underfloor heating.

Of particular note is its discreet positioning close to Westgate Street, a south-facing low maintenance walled garden with separate gated access for bicycle/bin storage and the unparalleled benefit of off-street parking for three cars including a garage.

1 Corsbie Close is conveniently located within the historic Cathedral town of Bury St. Edmunds and is situated in a desirable residential enclave on the edge of the town centre. The bars, restaurants and independent boutique shops of Abbeygate Street and the Market Square are nearby. They include Michelin star *Pea Porridge*, also featured in the Guide are *Maison Bleue*, *Bellota* and *Lark*. The country's oldest surviving Regency playhouse, *Theatre Royal*, and the quaint *Abbeygate Cinema*, are both only a three minute stroll. Walking distance of the NHS Hospital and GP Surgery. Excellent A14 access is via Cullum Road.

Downstairs.

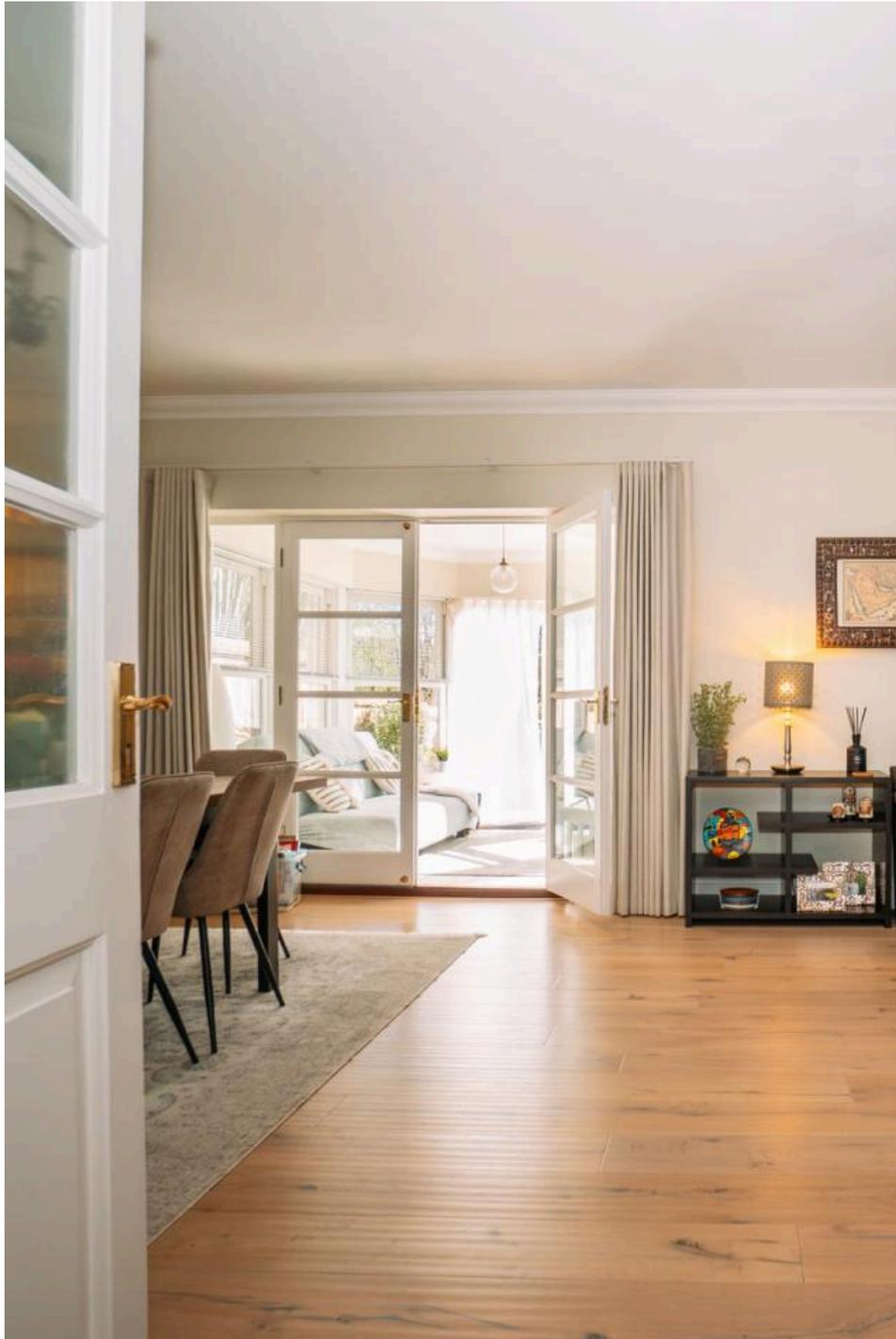
No 1 Corsbie Close was built in the Millennium of traditional construction with mellow brick elevations under a slate pitched roofline to create an impressive end-of-terrace in a Georgian style crescent. The scheme is often referred to by the original marketing name of Cathedral Meadows and features a pleasing mix of carefully designed townhouses by Land Charter Plc – a well-regarded regional developer – forming an attractive collection of residences. The versatile, well-appointed and beautifully arranged accommodation measures approximately 2,200 sq ft (204.3 sq m).

A large Georgian-style portico with pediment, decorative Doric columns and mouldings leads to a part glazed wood panelled entrance door surmounted by a decorative fanlight, which opens into a spacious reception hall offering a great deal of light via sash windows. Half glazed casement doors open to a grand reception space, currently split into dining and lounge areas with a pleasing mix of wall and pendant lights while the focal point is the striking stone fireplace surround. A further set of glazed double doors open into the garden room with its panoramic south-facing fenestration and dramatic octagonal rooflight.

A light and contemporary dual aspect kitchen is enhanced by the *Rennie Mackintosh* designer kitchen with its signature minimalism, sleek lacquered cabinetry and handleless J-Pull drawers, all is clad in *Corian* worktops and finished with an *Amtico* floor. Appliances include full height fridge/freezer, dishwasher, oven and grill, four ring induction hob – all by *Bosch*. A downstairs cloakroom is off the entrance hall and a wine store / boot room.













Upstairs.

The generously sized dual aspect principal bedroom enjoys breath-taking far-reaching views across the water meadows and double doors lead to a large decked roof terrace. A luxuriously appointed principal suite is fitted with *Grohe* concealed shower system, shower attachment and rain shower with an impressive walk-in double shower tray.

There is a further large light-filled dual aspect guest suite with three sash windows and connecting shower room. Additionally, the benefit of a useful first floor utility/laundry room with wall and base units, sink and drainer, and space for a side by side washing machine and tumble dryer.

A staircase rises to the second floor where there are a further two bedrooms - both with dormer windows and views over the water meadows - one is currently used as a study. Both are served by a sumptuous bathroom.

The home has an abundance of storage, including various built-in wardrobes and easily accessibly loft storage access.

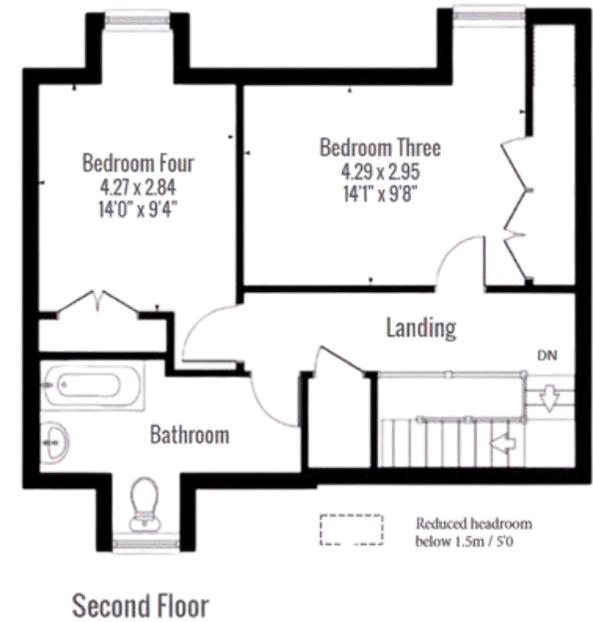
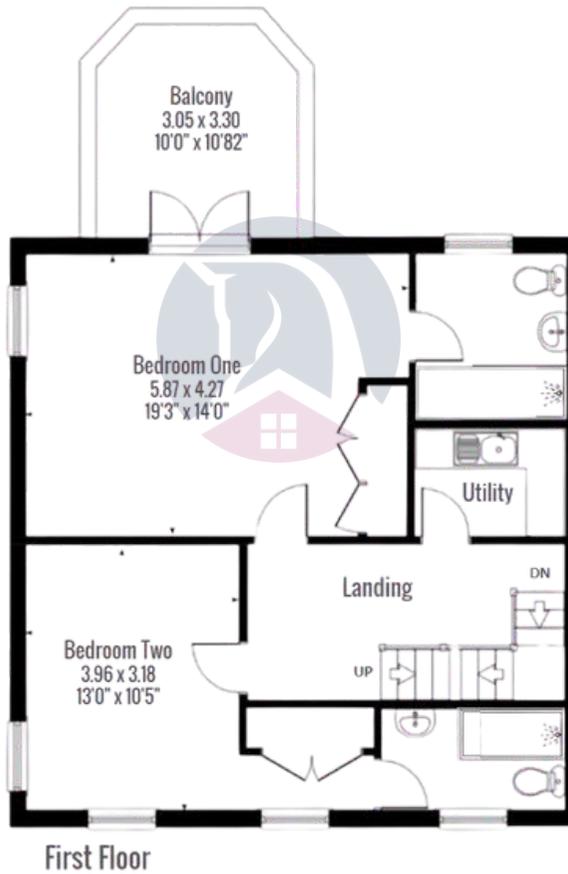
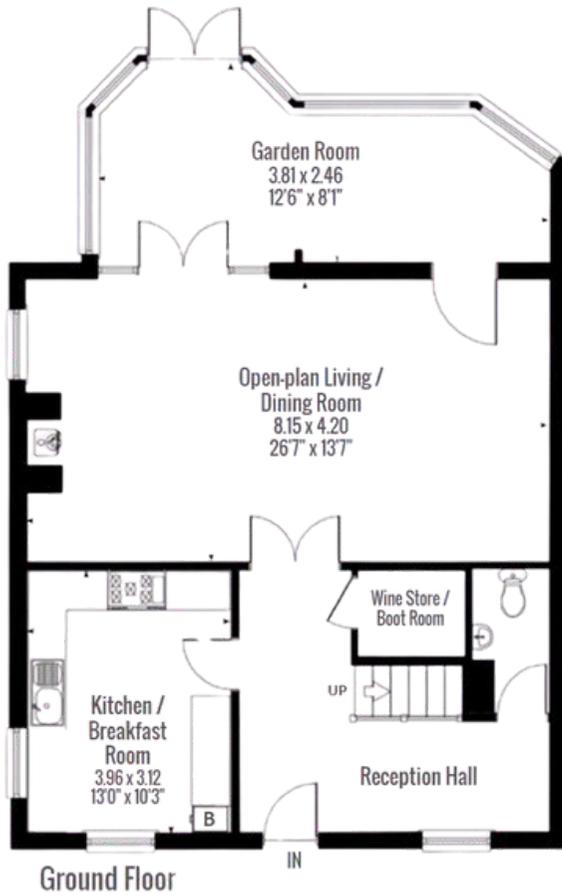
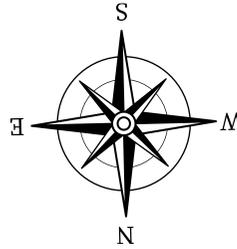








Floorplan.



1 Corsbie Close | 12

Approximate Gross Internal Area (GIA) | 214 sq m or 2,308 sq ft

The great outdoors.

Corsbie Close is situated in an extremely well-regarded development conveniently located on the edge of the town centre.

Its elegant front façade is framed beautifully by cast iron railings and a mature tree. The side aspect of the property looks onto a mature woodline of cherry blossoms.

A well-considered, low maintenance, south-facing landscaped garden lies to the rear of the property and is bound by an attractive curved and cascading brick wall. Arranged in a tiered format comprising lower lawn, bedded areas and a large sun terrace. A pathway leads to a separate gated entrance at the foot of the garden for useful access to the garage, parking and bin store. The home enjoys a large roof terrace. Outdoor tap. External lighting.

Pleasant walkways traverse the water meadows connecting Hardwick Heath and adjacent park.





Location.

EXCELLENT CONNECTIVITY

WALK

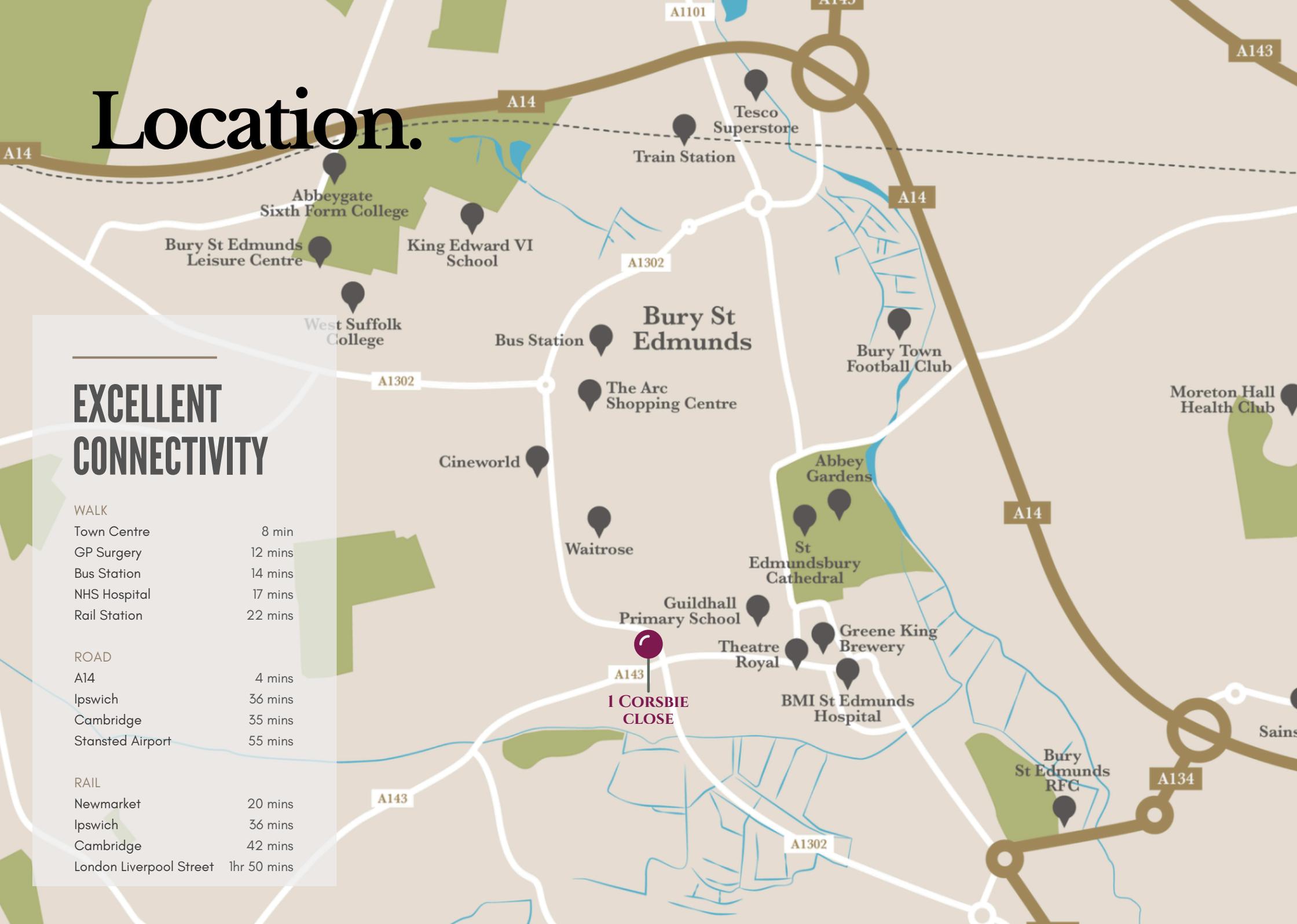
Town Centre	8 min
GP Surgery	12 mins
Bus Station	14 mins
NHS Hospital	17 mins
Rail Station	22 mins

ROAD

A14	4 mins
Ipswich	36 mins
Cambridge	35 mins
Stansted Airport	55 mins

RAIL

Newmarket	20 mins
Ipswich	36 mins
Cambridge	42 mins
London Liverpool Street	1hr 50 mins

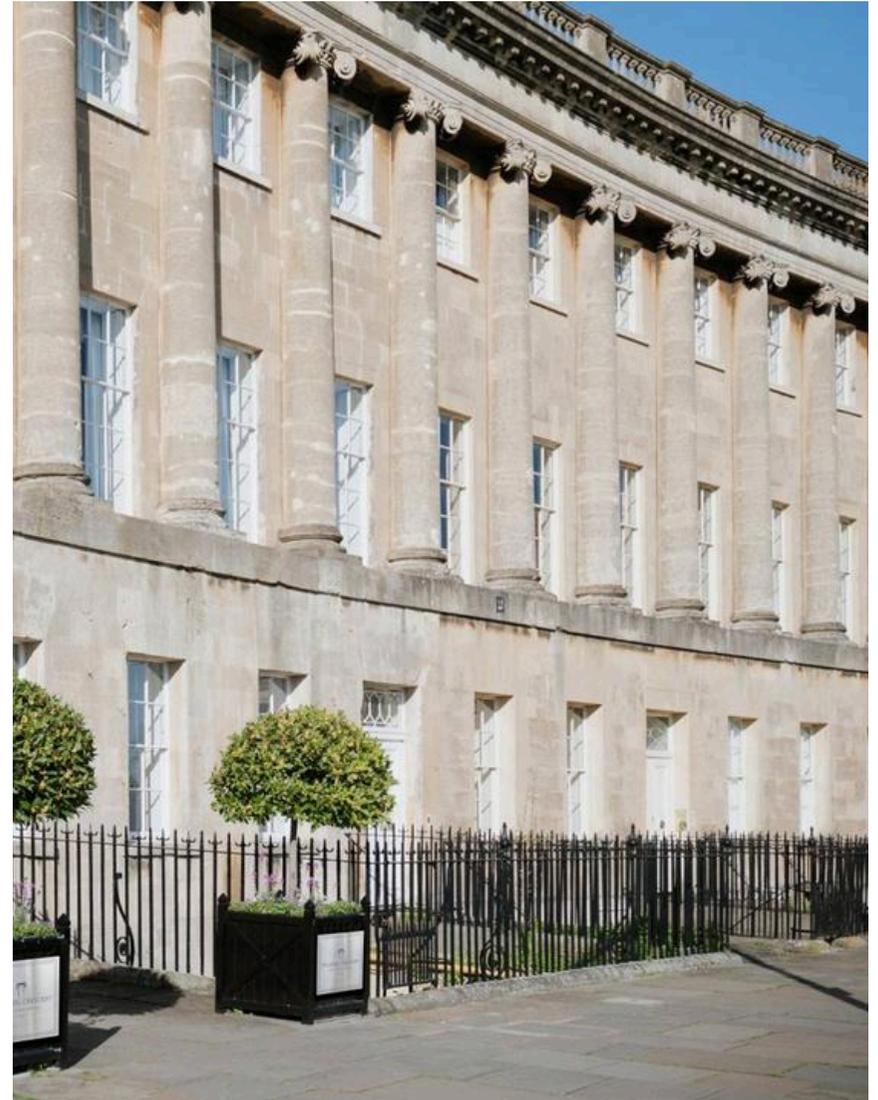


1 CORSBIE CLOSE

Provenance.

Bury St. Edmund's answer to Bath's Royal Crescent. A prestigious architectural structure, popular in the 18th and 19th century and instantly recognisable by its gentle curved façade often adorned by ornate ordered detailing to emphasise its symmetry and designed to look out onto landscaped parks. In the case of Corsbie Close, there are panoramic views of the verdant meadows and the front elevation features repeating Doric stone column porticos. Built by a reputable regional developer, Land Charter Homes, and an altogether pleasing addition to the beautiful mix of architectural styles that contribute to Bury St. Edmunds unique and rich history.

Pictured right: The Royal Crescent Hotel and Spa.



Agent's notes.

SERVICES

Mains water, drainage, electricity, and gas-fired central heating.

LOCAL AUTHORITY / TAX & EPC BAND

West Suffolk Council (01284 763 233)

Tax band G – £3,641.45 (2025/26)

EPC band C.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the sellers' sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP33 3ST)

From London/Cambridge (*by car*) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 44, signposted 'Bury St. Edmunds West'. Take the A134 and follow signposts to the town centre and Nowton Park, at the forth roundabout head north into Cullum Road and follow the road until before turning into Westgate Street, turn right into Corsbie Close and No.1 is 10 metres along on the left hand side marked by our For Sale board.

From the town centre (*on foot*) leave the Market Square, proceed south down Guildhall Street passing our office on the left in Churchgate street continuing down Guildhall Street until reaching Westgate Street. Cross over and turn left, then right crossing over Cullum Road, where Corsbie Close and No.1 is 10 metres along on the left hand side marked by our For Sale board.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

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property sold or let.**



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YOUR
WORLD

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