DAVID BURR



# River View

## Ixworth, Suffolk

**An impressive five-bedroom village home enjoying a tucked-away setting, with beautifully landscaped south-facing gardens extending to the River Blackbourne.**





# Property Introduction

An impressive five-bedroom village home enjoying a tucked-away setting, with beautifully landscaped south-facing gardens extending to the River Blackbourne. An oak-framed garden room, heated swimming pool and generous entertaining spaces complement grounds of approximately three quarters of an acre, extensive parking and substantial garaging.

Tucked away along a private shared driveway, this individual detached home combines generous, thoughtfully arranged accommodation with a particularly attractive garden setting. South-facing terraces, a heated swimming pool and landscaped grounds leading down to the River Blackbourne create an inviting environment for outdoor dining, entertaining and enjoying time at home.

The accommodation offers considerable flexibility, with connecting reception rooms suited to larger gatherings alongside quieter spaces for working or relaxing. Five bedrooms, including a ground-floor suite, provide options for family life and visiting guests, while the village setting places everyday amenities within the surrounding community.

# Key Features

- Individual detached home in a secluded setting within a well-served Suffolk village
- Beautifully landscaped south-facing grounds of approximately 0.75 acre
- River frontage providing a delightful backdrop to the gardens
- Heated swimming pool with retractable enclosure
- Impressive oak-framed garden room overlooking the grounds
- Generous sitting room, separate dining room and kitchen/breakfast room
- Five bedrooms, including a versatile ground-floor bedroom with en suite
- Principal suite with walk-in wardrobe and three en suites in total
- Extensive driveway parking and attached garaging for up to four cars
- Solar panels and battery storage





# Living Accomodation

A welcoming reception hall creates an immediate sense of space, with a partially vaulted ceiling, oak staircase and galleried landing above. Oak joinery and engineered oak flooring bring warmth to the interior, complemented by a ground-floor cloakroom and useful storage.

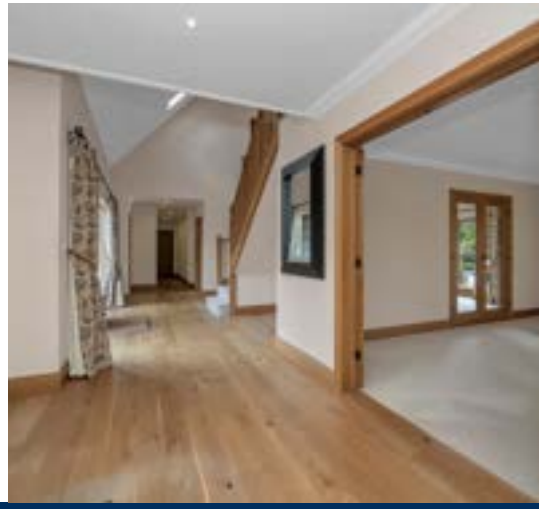
The sitting room is a comfortable and generously proportioned reception space, arranged around a stone fireplace with stove. It is equally suited to relaxed evenings at home or entertaining, with double doors opening into the separate dining room and folding doors connecting to the garden room.

The oak-framed garden room is a particular highlight. Extensive glazing and a roof lantern bring in natural light, while the outlook across the gardens provides an attractive backdrop throughout the seasons. With room for both dining and seating, this is a space for leisurely breakfasts, family lunches or simply sitting with a book and enjoying the surroundings.

The kitchen/breakfast room provides a sociable centre to the house, with an extensive range of fitted cabinetry, integrated appliances and a central island. There is space for a family table, while folding doors open onto the terrace, making it easy to take meals outside in warmer weather. A separate utility room keeps everyday practicalities away from the main living spaces and provides access to the attached garage.







# Bedrooms & Bathrooms

The ground-floor bedroom benefits from its own en suite shower room, making it particularly useful for guests or family members who prefer accommodation on one level. It would also serve comfortably as a home office.

Upstairs, the principal bedroom provides a generous retreat, with a walk-in wardrobe and en suite shower room. A further bedroom has fitted wardrobes and its own en suite bathroom, while the two remaining bedrooms are served by the family bathroom.







# Outside space & Gardens

The gardens are a defining feature of River View, extending to approximately three quarters of an acre and arranged over three principal levels. Lawns, established borders and specimen trees create a varied setting, with different areas to explore and enjoy as the seasons change.

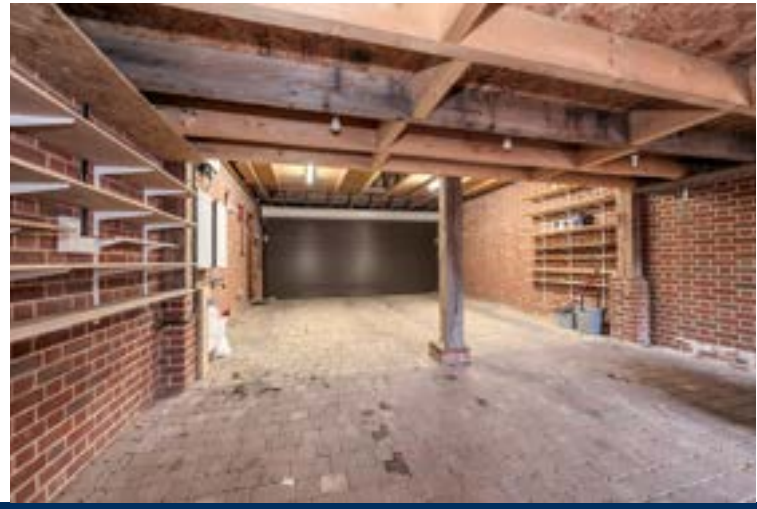
Terraces adjoining the house provide space for outdoor furniture and summer dining, with a natural connection to the kitchen and garden room. Beyond, the grounds lead down to the River Blackbourne, where established willows contribute to the character of the riverside setting.

The heated swimming pool adds another dimension to family life and entertaining. Measuring approximately 30 ft by 12 ft, it benefits from a retractable sectional enclosure and a separate motorised floating cover, with heating supplied by an air source heat pump.

For those who enjoy gardening, a cedar greenhouse and river-fed irrigation system complement the established planting. To the front, the driveway provides extensive parking and access to the substantial attached garage, with useful storage above.







# Location

Ixworth is a well-served Suffolk village offering a range of everyday amenities, including a shop, public houses, a doctors' surgery and schooling. It provides an appealing setting for those seeking village life with access to the wider facilities of Bury St Edmunds, approximately seven miles away.

The historic market town offers a broad choice of shops, restaurants and leisure facilities, alongside the Abbey Gardens and its attractive cathedral quarter.



TOTAL: 3309 sq. ft, 307 m2
GROUND FLOOR: 2249 sq. ft, 209 m2, FIRST FLOOR: 1060 sq. ft, 98 m2
EXCLUDED AREAS: UTILITY: 130 sq. ft, 12 m2, GARDEN ROOM: 344 sq. ft, 32 m2, LOW CEILING: 22 sq. ft, 2 m2,
OPEN TO BELOW: 136 sq. ft, 13 m2, WALLS: 261 sq. ft, 23 m2


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Tenure: Freehold

EPC Rating: A

Mid Suffolk District Council - G




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