

oakheart



£500,000

Offers Over

Barningham, Bury St. Edmunds



Tucked away in the idyllic Suffolk village of Barningham, this striking detached four-bedroom home offers exceptional space, style and rural charm in equal measure. From the moment you step inside, you're greeted with a sense of scale and light, with generously proportioned rooms that are perfectly suited to both everyday family/multi-generational living potential and entertaining on a grander scale.

The ground floor flows beautifully, beginning with two impressive sitting rooms positioned at the front of the property, each bathed in natural

light and offering versatile spaces for relaxation or gathering with guests. At the heart of the home, a beautifully crafted kitchen with central island provides an abundance of high and low storage, a seamless blend of practicality and elegance, and direct access to the rear garden. A conveniently located utility room offers space for all white goods, while a well-appointed walk in shower room with separate WC completes the ground floor.

Upstairs, four substantial double bedrooms offer peaceful retreats,

each designed with comfort in mind, and served by a large, stylish bathroom. The home's thoughtful layout ensures privacy, while still maintaining a sense of connection between spaces.

Outside, the garden is a true highlight — vast and versatile, with sweeping lawns, mature borders, and uninterrupted field views that capture the beauty of the surrounding countryside. A cabana-style outdoor dining space, decking for a hot tub, and ample lawned areas make it perfect for summer entertaining or quiet evenings under the stars.











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Approximate total area¹⁾

232.6 m²

2505 ft²

Reduced headroom

6.2 m²

67 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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