



East Barton, Great Barton, Bury St. Edmunds

Sheridans



East Barton, Great Barton, Bury St. Edmunds IP31 2QY

Guide Price £795,000

A superbly presented and greatly extended family home offering versatile accommodation approaching 2,600 sq.ft., set within generous gardens and enjoying a pleasant position on the edge of Great Barton.

Two Oaks is an impressive detached property providing an excellent blend of character features and contemporary enhancements. The accommodation has been thoughtfully improved in recent years and offers generous living space arranged over two floors, complemented by extensive grounds, ample parking, and a selection of useful outbuildings. The property occupies an enviable semi-rural position with field views, whilst remaining within close reach of Bury St Edmunds.

A welcoming hallway sets the tone for the home, with natural light and a calm palette leading through to the main kitchen. Attractive timber doors and archways introduce subtle character, complemented by tiled flooring that continues into several ground-floor spaces. The kitchen/breakfast room offers superb and sociable space running the depth of the house, fitted with an extensive range of bespoke blue cabinetry, granite worksurfaces, twin ovens, and a feature extractor. The breakfast area enjoys views to the garden via a large window and skylight, making this a naturally bright everyday family hub. The dining room is positioned centrally and ideal for entertaining, the dining room links beautifully with both kitchen and living areas. Large enough for substantial dining furniture, with dual-aspect light and doors leading toward the garden.

The sitting room is a wonderfully proportioned reception room featuring a fireplace and double doors opening to the patio. Timber-effect flooring, neutral tones, and generous natural light provide a comfortable and elegant living environment. The study area is a practical and flexible room ideal for home working, tucked away but still conveniently connected to the main living spaces.

The utility is well-appointed with extensive countertop space, cabinetry, sink, and additional storage. An original fireplace feature adds a charming touch, the conservatory stretches across much of the rear elevation, creating an

excellent additional reception area for relaxation or entertaining. With views across the garden, this is a standout feature for year-round enjoyment. With the home gym, a highly versatile side room currently arranged as a full fitness suite with extensive glazing, offering a bright and functional space adaptable as a studio, playroom, or hobby room, completing the downstairs accommodation.

On the first floor, the principal bedroom is a generous, dual-aspect bedroom with pleasant views over the surrounding grounds and countryside. Served by its own dressing room, offering excellent wardrobe and storage space. Four further bedrooms are all well-proportioned, with each featuring natural light and pleasant aspects. The layout allows flexibility for children, guests, or dual generation living if required. The family bathroom is a stylishly fitted with contemporary tiling, bath with shower over, glazed screen, vanity unit, and chrome towel rail and the first floor is completed by a further bathroom and separate cloakroom.

Outside
The property is approached via a long driveway offering extensive parking for several vehicles and access to a single garage. The front garden is predominantly lawned, providing a generous and open setting with mature trees lining the outlook. To the rear of the property a substantial and private garden extending behind the house, with various seating terraces, lawned areas, mature planting, and several sections divided for practical or recreational use. Outbuildings include a useful garden store and workshop. The plot is perfect for families, outdoor dining, and general enjoyment, with rural views beyond. In All, About .5 of an acre (sts), A beautifully presented and highly versatile family home in a wonderful setting on the edge of this well-served village, offering extensive accommodation and superb outdoor space.

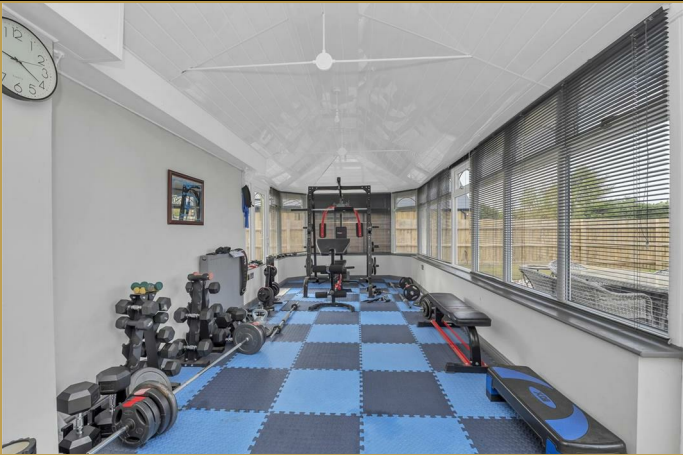
Location
The property occupies a fabulous semi rural setting situated down a quite small road surrounded by open countryside and farmland. East Barton is a small hamlet of only a handful of properties situated within about three miles of the historic market town of Bury St Edmunds and located on the edge of

- Much improved detached Victorian house affording amazing countryside views
- Five bedrooms
- Four reception rooms, well equipped kitchen breakfast room
- Two bathrooms and two cloakrooms
- Study area and utility room
- Large conservatory used as home gym
- Principal bedroom with dressing room
- Long driveway providing extensive vehicle parking. garage, outbuildings
- Considerable works recently carried out including re-roofing
- All in grounds of approximately half an acre

the sought after village of Great Barton and provides excellent access to the town and the A14 dual carriageway, linking to Cambridge and London via the M11 Motorway.

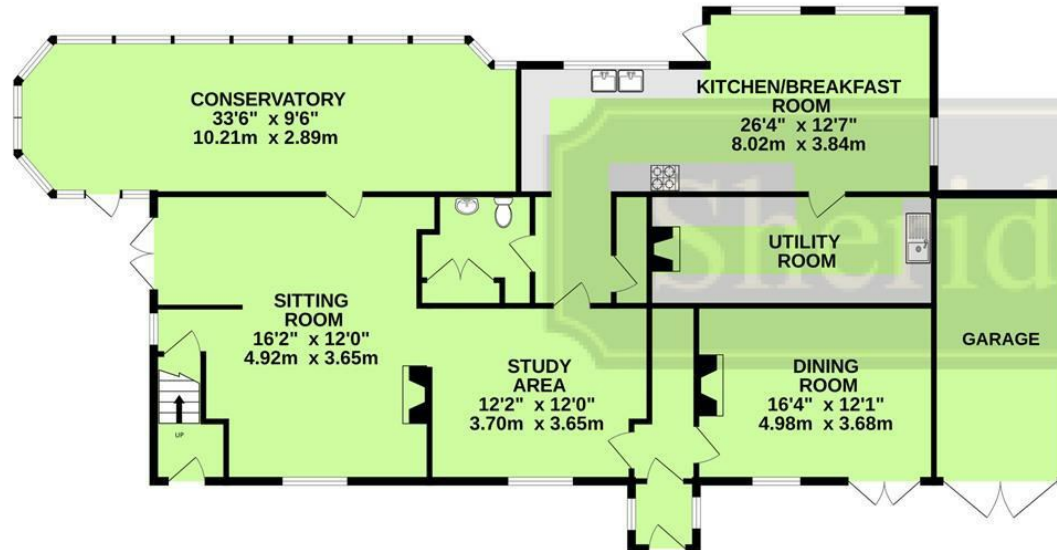
Directions
From Bury St Edmunds proceed east along Mount Road towards Thurston. After passing the right turn to the A14, take the next left towards East Barton. Proceed over the railway bridge where the driveway to the property will be found further on the left.

Services
Mains electricity and water. Oil heating and private drainage
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (source gov.uk)

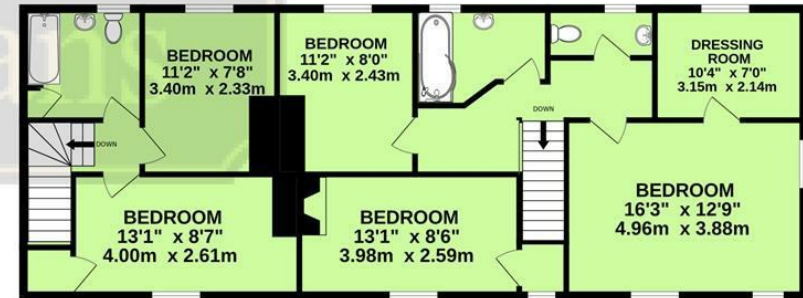


GROUND FLOOR

TOTAL FLOOR AREA : 2626sq.ft. (244.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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