



DAVID
BURR

**Two Oaks,
East Barton,
Bury St. Edmunds, Suffolk.**



Two Oaks, East Barton, Bury St. Edmunds, Suffolk.

Two Oaks is located in the highly regarded hamlet of East Barton, a rural conurbation made up of unique individual homes surrounded by farmland and countryside. The villages of Great Barton and Thurston are within a 5-minute drive, the former having a primary school and public house, the latter with a more comprehensive range of amenities, schooling for all ages and a branch line rail link to Stowmarket and in turn Liverpool Street. The main line station to Stowmarket is approximately an 18-minute drive and the Cathedral town of Bury St. Edmunds is about 10-minute drive, the latter providing schooling for all ages and extensive amenities, leisure facilities, theatre, cinemas etc. Nearby private schools include Culford about a 10-minute drive and Old Buckingham Hall in Brettenham about a 25-minute drive.

- An elegant Victorian House retaining period features.
- Large gardens to front and rear.
- Enjoying far reaching views.
- Well placed for country walks, cycles routes, etc.
- A rural position yet convenient for local schooling, amenities, and train station.
- Offering potential to be configured as 2 properties side by side.
- New roof and improvements carried out recently.
- Not Listed.

A detached Victorian house with an elegant façade and enjoying far reaching field views.



THE PROPERTY

Two Oaks is a large well-presented home enjoying lovely views in both directions. In recent years the property has undergone an extensive programme of restoration and improvement by the current owners that have been sympathetic to the period and will ensure that future generations will continue enjoying the benefits of this charming property.

It is thought that the property was 3 dwellings around 1850 and converted into 2 houses circa 1950 with a final conversion to 1 house in the late 1970s/early 1980s and it is clear that it could be divided to suit 2 generations living side by side very easily. The versatile accommodation would suit a range of different lifestyles and this is epitomised by the substantial conservatory to the rear which is currently is utilised as a gym but could be used for a variety of purposes. Works carried out include a new roof, flat roof and pointing of a chimney and replacement doors/windows. Other works carried out include improvements to the wiring, damp proof course and a new oil-fired boiler in 2026. There is a garage, extensive off-road parking and clear potential to create cart lodging if required. There are also large gardens which abut fields to the rear.

In all about 0.51 acres.

Material Information

SERVICES: Main water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

POSTCODE: IP31 2QY

WHAT3WORDS: ///informer.yards.absent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band D.

COMMUNICATION SERVICES: Broadband Speed: Up to 5500 Mbps (source Ofcom).

Mobile Coverage: 02 and Three – good outdoor, variable in-home. EE and Vodafone – good outdoor. (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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



Approximate Area = 2837 sq ft / 263.5 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 2963 sq ft / 275.2 sq m

For identification only - Not to scale



