



Saracens Rest | Green Lane

Gt. Barton | Bury St. Edmunds | Suffolk | IP31 2QZ

 FINE & COUNTRY

Saracens Rest

Saracens Rest is a distinctive architect-designed detached residence occupying an enviable semi-rural position on the edge of the highly regarded village of Great Barton. Constructed in 2008 for the current owners' own occupation, the property combines generous proportions with exceptional versatility, all set against a backdrop of uninterrupted countryside views. Offering five bedrooms, expansive reception space, a detached double garage with office/studio above, and beautifully positioned gardens, this is a home perfectly suited to modern family living while enjoying the tranquillity of a rural setting.





Step Inside

An attractive tiled canopy porch welcomes you into a spacious entrance hall, setting the tone for the well-balanced accommodation beyond. Designed with both comfort and practicality in mind, the ground floor benefits from underfloor heating and a highly adaptable layout.

The dining room provides an ideal setting for formal entertaining, while the generously proportioned lounge forms the heart of the home. Here, a striking marble fireplace incorporating a multi-fuel burning stove creates a warm focal point, and bi-fold doors open seamlessly into the conservatory, allowing natural light to flood the space and creating an effortless connection with the garden.

The conservatory enjoys delightful views over the rear gardens and surrounding countryside, offering an inviting space to relax throughout the seasons. The kitchen is fitted with an attractive range of shaker-style cabinetry, complemented by integrated appliances, a walk-in pantry and ample workspace. Adjoining the kitchen, the utility room provides additional storage and laundry facilities, helping to keep day-to-day family life discreetly organised.

A fifth bedroom on the ground floor, currently suitable as a study or guest bedroom, is served by a neighbouring shower room, creating excellent potential for multi-generational living, guest accommodation or home-working requirements.

The first floor continues to impress with four well-proportioned double bedrooms arranged around a central landing. The principal suite enjoys lovely rear-facing views across open farmland and benefits from a substantial walk-in wardrobe and private en suite bathroom. The remaining bedrooms are served by a spacious family bathroom featuring a luxury steam shower cabin alongside a bath and extensive fitted storage.

Throughout the home, thoughtful design features, excellent storage solutions and an abundance of natural light combine to create a welcoming and highly functional family environment.





Step Outside

Approached via a shared access from Green Lane, Saracens Rest enjoys a substantial brick-paved driveway providing ample parking for numerous vehicles, including space for a caravan or motorhome.

The detached double garage is equipped with a remote-controlled roller door and benefits from a versatile first-floor studio, office or hobby room. Complete with fitted desks, power and heating, this valuable additional space is perfectly suited to home working, creative pursuits or business use.

The gardens are a particular feature of the property. To the rear, a paved patio adjoining the conservatory provides an ideal setting for outdoor dining and entertaining while taking full advantage of the south-easterly aspect. Beyond, the enclosed garden is beautifully positioned to capture panoramic views across open farmland, creating a wonderfully peaceful backdrop. Established shrubs, fruit trees including cherry and apple, a timber summer house with veranda, and useful timber storage areas further enhance the outdoor space.

With open meadowland to the front and far-reaching countryside vistas to the rear, the setting offers a rare combination of privacy, outlook and rural charm.



Location

Great Barton is widely regarded as one of Suffolk's most desirable villages, combining a strong sense of community with excellent everyday amenities and outstanding accessibility. Situated just three miles north-east of the historic market town of Bury St Edmunds, the village enjoys a rich heritage, much of it connected to the former Barton Hall estate and arboretum, which contribute significantly to the area's attractive character and mature green surroundings.

The village itself offers an excellent range of amenities, including a highly regarded primary school, village shop, post office, traditional public house and the magnificent Grade I listed St Peter's Church, a landmark dating back to the fourteenth century. With the beautiful Suffolk countryside on the doorstep and the wider facilities of Bury St Edmunds within easy reach, Great Barton presents an exceptional opportunity to enjoy village life without compromising on convenience.

SERVICES

- All Mains Services are Connected
- Mains Drainage
- Gas Central Heating
- Tenure - Freehold
- Energy Rating - C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2628.33 ft²

244.18 m²

Reduced headroom

104.15 ft²

9.68 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PROTECTED



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