



DAVID
BURR

Pinewood,
Whepstead,
Bury St. Edmunds, Suffolk.



LOCATION

The property occupies a lovely position on the edge of the village abutting countryside. The village of Whepstead has a strong community with a well-supported village hall that offers many events and complements the thriving pub, The White Horse. The cathedral town of Bury St. Edmunds is about a 10-minute drive away and provides comprehensive schooling for all ages, extensive amenities, leisure facilities and transport links. Cambridge is about a 40-minute drive and the East Coast about 50-minutes. The private school of Culford is about a 15-minute drive.

- A versatile detached country home.
- Rural location.
- 10-minute drive to Bury St. Edmunds.
- Underfloor heating.
- Air source heat pump.
- 4 bedrooms & 3 bathrooms
- Solar panels.
- In all about 3000 sq.ft.
- In all about 1.8 acres.
- Exceptional gardens.
- Double garage.
- NO ONWARD CHAIN

Pinewood, Whepstead, Bury St. Edmunds, Suffolk.

A versatile detached country home.
In all about 1.8 acres.



THE PROPERTY

The words one would associate with Pinewood are quality and versatility. The property is exceptionally well presented throughout using high quality materials (from tiled floors to the contemporary staircases, oak doors and walls of glass designed to take full advantage of the garden views). The property has the benefit of modern living with its high levels of insulation, air source heat pump and solar thermal panels whilst retaining considerable character - with wood burning stoves, high ceilings, oak doors, etc. The large spacious entrance hall opens to a sitting area that has a 14ft high part-vaulted ceiling, bi-fold doors that open to create an 11ft wide opening onto terracing with the garden beyond. An ideal snug/day room also has double doors onto the garden, a more formal drawing room enjoys views over the garden and an opening that links to a garden room which in turn has a 9ft plus high ceiling and double doors opening onto terracing. The bedrooms are good sizes with potential to be utilised for other purposes if so required. The bathrooms are all attractively tiled and serve each bedroom area perfectly. The principal suite has a high ceiling, ensuite bathroom with deep double ended bath and double doors opening to a balcony which in turn provides for far reaching views. The kitchen/dining room has been cleverly designed to provide a feel of large open space but with 2 distinct areas; a dining/living area which has a 12ft high ceiling and a wall of glass providing wonderful views over the garden and incorporates double doors opening onto terracing. The kitchen area is finished with a matching island unit and thick granite worktops all to a high quality - purpose built for the room, with built-in dishwasher, fridge and space for a range cooker. The large utility/boot room has a door opening to the side garden, plumbing for washing machine with space/point for large style fridge/freezer, integrated sink and door to the double garage.



OUTSIDE

The grounds are exceptional, the subject of much improvement by the current owners, cleverly landscaped into distinct areas to incorporate a perfect blend of formal garden, meadow, orchard, etc. Colour and variety throughout complement the many specimen trees that offer a high degree of privacy and abut fields which in turn provide far reaching countryside views. There is a large greenhouse, gazebo and timber shed that is ideal for a ride on mower and also has power and internet connected. Double garage with electric roll-top doors, off-road parking and an electric car charging point.

Material Information

SERVICES: Main water and electricity are connected. Air source heat pump underfloor heating – on the ground floor. Klargester private drainage. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.
Council Tax Band: G - £3,650.33 – 2025/26.

EPC RATING: Awaiting report.

TENURE: Freehold.

PROPERTY POSTCODE: IP29 4SZ

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

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (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/>.

WHAT3WORDS: ///cans.campsites.skillet.

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.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Bury Road, Whepstead, Bury St. Edmunds, IP29

Approximate Area = 2807 sq ft / 260.7 sq m

Garage = 307 sq ft / 28.5 sq m

Total = 3114 sq ft / 289.2 sq m

For identification only - Not to scale





