

DAVID BURR

Greenover,
The Park, Great Barton,
Bury St. Edmunds, Suffolk.









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Bury St. Edmunds, Suffolk.

An individual family home of over 3,000 square feet with a striking vaulted kitchen and mature gardens within one of Great Barton's most desirable settings.

Location: Great Barton lies approximately three miles north-east of Bury St Edmunds, with a primary school, churches, village shop and public house. Nearby access to the A14 connects with Newmarket and Cambridge, with onward routes to London via the M11.

- Individual detached home designed by Brown & Scarlett.
- Over 3,000 sq ft of accommodation.
- Four bedrooms arranged across two floors.
- Ground-floor bedroom with en-suite facilities.
- Principal bedroom with en-suite.
- Generous reception hall offering additional living space.
- Dual-aspect drawing room with fireplace.
- Vaulted kitchen/dining/family room with Aga and central island.
- Mature gardens with two paved terraces.
- Triple cart lodge and sweeping driveway.











THE PROPERTY

An individually designed detached home occupying an attractive position within The Park, a sought-after residential setting in Great Barton close to the school and offering convenient access to nearby Bury St Edmunds town centre. Designed by Brown & Scarlett Architects, the property provides over 3,000 sq ft of accommodation, combining generous reception spaces with flexible bedroom accommodation.

The reception hall is particularly impressive, capable of being used as an additional sitting room. A cloakroom leads off, whilst double doors connect to the drawing room. A fireplace provides a focal point, with windows on two elevations and French doors within a bay bringing the garden into view.

At the heart of the house is an impressive kitchen/dining/living room, where a vaulted ceiling enhances the sense of scale. Refitted in 2018, the kitchen incorporates integrated appliances, an Aga and a central island with an inset hob and extractor. There is ample room for dining and relaxed seating, allowing cooking, entertaining and everyday family life to share one sociable space. French doors provide direct access to the garden, extending the room outside during warmer months.

A separate utility room and shower room provide practical supporting accommodation. Completing the ground floor is a generous bedroom with windows on two sides and its own en-suite, offering flexibility for visiting guests or a family member requiring accommodation away from the principal bedrooms.

Upstairs, the landing provides an airing cupboard and access to a substantial loft. Three bedrooms include a principal suite with a dual aspect and private en-suite facilities. The remaining bedrooms are served by a family bathroom incorporating both a bath and separate shower.

Outside, the driveway provides extensive parking and turning space, together with access to a three-bay cart lodge. The gardens extend around the house, combining lawns with established trees and shrubs to create an attractive setting. Two paved terraces adjoin the kitchen and drawing room, providing separate places to dine and entertain.

POSTCODE: IP31 2SU

WHAT3WORDS: ///coats.northward.convinces

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band G.

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 – (01284) 725525.

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



Material Information

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LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** G - £3,800.83.

EPC RATING: C - 78

PROPERTY POSTCODE: IP31 2SU

TENURE: Freehold.

CONSTRUCTION TYPE: Brick (assumed).

COMMUNCIATION SERVICES: Broadband Speed: Up to 80 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/.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: Potential single dwelling in a neighbouring parcel of land.

ASBESTOS/CLADDING:

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None Known.

WHAT3WORDS: /// coats.northward.convinces

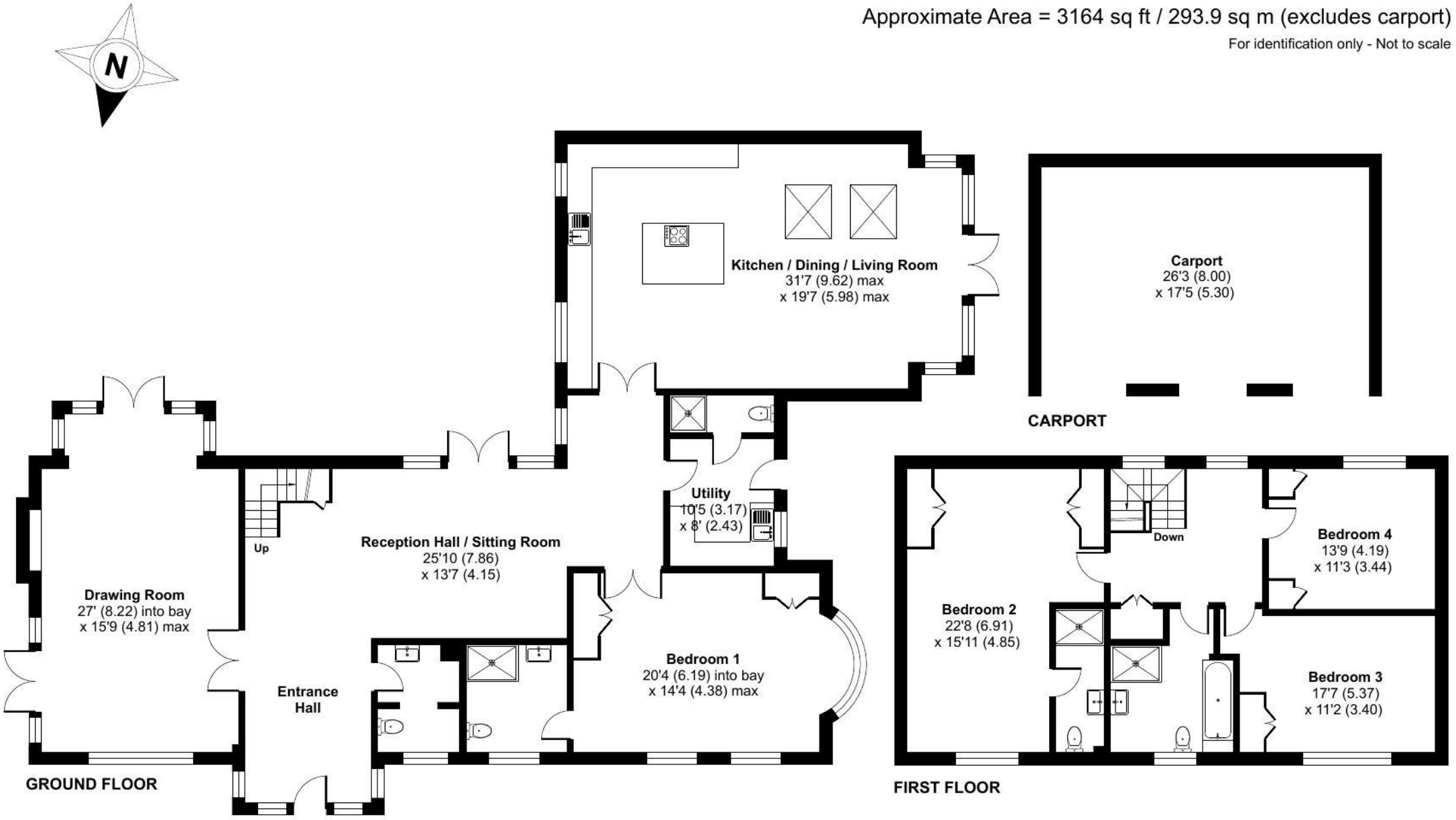
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Greenover, The Park, Great Barton, Bury St. Edmunds, IP31

Approximate Area = 3164 sq ft / 293.9 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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