



STONESTHROW

HARGRAVE
BURY ST EDMUNDS
SUFFOLK

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The home makes the most of its context, place and orientation nestled in an edge-of-village setting with far-reaching views across undulating countryside.

- James Sawyer, Director of Whatley Lane



Introduction.

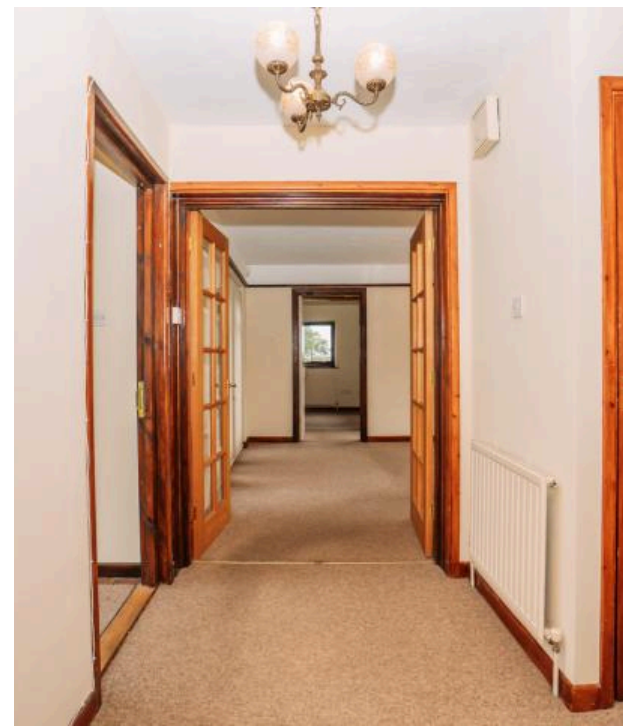
Modern country living nestled in an idyllic edge-of-village rural setting with far-reaching views across undulating Suffolk countryside.

Positioned in a secluded setting, this three-bedroom home is a rarity in the rental market; with its modern build making the most of its context, place and orientation. Step through the fully glazed entrance porch into the reception hall with a symmetrical pair of double doors, opening up the space to the rest of the accommodation. The large triple aspect kitchen, with extensive wood storage cabinetry is equipped with a five-ring gas hob & newly installed oven and commands breathtaking views. There is an adjacent useful utility room with a pantry and the large triple aspect sitting room continues to draw in the picture-perfect outdoors. The well-placed sliding doors illuminate the space, complemented by the gas stove with its exposed brick bressummer being the focal point. There is the benefit of a ground floor bedroom wing with its own separate access, fitted with wardrobes, an adjacent ensuite shower room and a study / nursery. The stairs and landing are enhanced by a panoramic window that ascends to two large light-filled vaulted bedrooms – one has a south-facing balcony – each with roof lights fitted with black-out blinds, built-in wardrobes and both served by a bathroom suite. Plenty of storage and a downstairs cloakroom complete the spacious accommodation.

Approached by a gravel carriage driveway that sweeps to the capacious double garage with electric doors, Stonesthrow sits centrally within glorious grounds, elevated and surrounded by a pastoral paradise of arable fields. The manicured garden to the sides and rear is bound by a hedgerow with a pair of field gates providing separate access. There are two sun terraces one of which is all-weather.

Perfectly positioned in the much-favoured village of Hargrave betwixt the fine Suffolk cathedral town of Bury St. Edmunds (seven miles) and the home of British horseracing, Newmarket (nine miles). The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby village to facilitate commuting ease, and with the M11 providing a fast route to London. Reputable state and private schools, an eclectic range of high street and independent shops, and some the country's finest restaurants – they include Michelin star Pea Porridge and Guide featured Maison Bleue, Bellota and Lark – are all close by. Leisure facilities can be found within a short drive as are the majestic rambling Ickworth Estate, Lackford Lakes, Cavenham Heath. The popular gastro pub Weeping Willow in neighbouring Barrow is only a stone's throw away.









Floorplan.



Approximate Gross Internal Area (GIA) | 154.9 sq m or 1,667 sq ft

The great outdoors.

Stonethrow encapsulates the very essence of an edge-of-village setting with panoramic views stretching as far as the eye can see on all three sides of the home.

Complementing its unique setting are beautiful manicured grounds that extend to approximately one third of an acre. Largely laid to lawn to the rear and bound by a mature hedegrow, there is separate access via a pair of five-bar field gates. Two sun terraces – ideal for *al fresco* dining – and one being all-weather.

To the front is a gravel carriage driveway that sweeps to the secure and capacious garage with an electrically operated door in addition to plentiful off-road parking for multiple vehicles.

The nearby National Trust owned Ickworth Estate is ideal for rambling and cycling, as are a variety of livery yards in the vicinity for horseriding. The 50 miles (80 km) Suffolk heritage coastline is an hours' drive away.



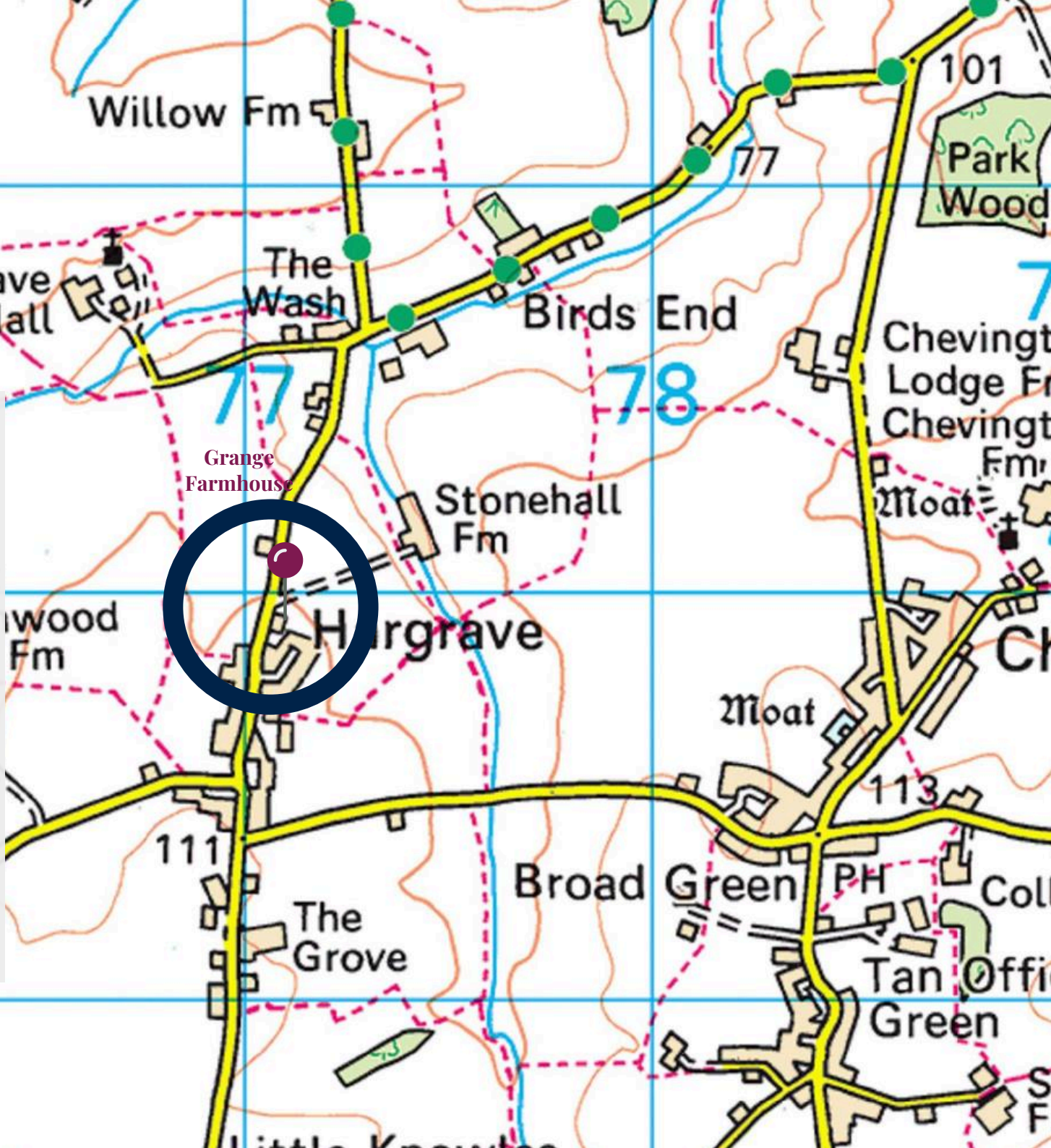


Location.

EXCELLENT CONNECTIVITY

DRIVE

Bury St. Edmunds	15 mins
-	-
Newmarket	20 mins
-	-
Cambridge	40 mins
-	-
Stanstead Airport	50 mins
-	-
Felixstowe	1hr
-	-
Luton Airport	1hr 30 mins



Provenance.

Constructed in circa 1986, Stonesthrow is situated along from the entrance of the drive to neighbouring Stonehall, a 200-year old farm, quite literally 'a stone's throw away'.



Agent's notes.

DIRECTIONS (IP29 5HL)

From London/Cambridge/Newmarket (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 40, signposted 'Barrow'. Turn right into Coalpit Lane, passing over the A14 towards Barrow. Continue all the way through Barrow village, passing Three Horseshoes public house on your right. On exiting the village continue into Barrow Hill road. At the Junction turn right, signposted 'Clare/Wickhambrook' and follow the road until entering the village of Hargrave where Stonestrow can be found second on the left, marked by our To Let board.



TENURE

The property is available To Rent now.

PARKING

Excellent allocated off-road parking including a large secure garage.



SERVICES

Mains water, electricity and drainage. Oil-fired central heating system. Gas-fired stove and cooker.

LOCAL AUTHORITY / TAX & EPC BANDS

West Suffolk Council (01284 763 233)
Tax band D – £2,288.88 (2026/27)
EPC band E.

CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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property sold or let.**



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