



DAVID
BURR

Woodpeckers

Badwell Ash,

Suffolk

Spacious Detached Family Home Occupying a Mature Plot in a Sought-After Suffolk Hamlet



Lifestyle Introduction

Occupying a peaceful position within the charming hamlet of Long Thurlow, Woodpeckers offers the perfect balance of rural tranquillity and practical family living. Set within a generous mature plot, this substantial detached home provides light-filled, versatile accommodation ideal for modern family life, with ample space for entertaining, home working and relaxing, all whilst enjoying the privacy and character of its idyllic Suffolk setting.

Long Thurlow is an attractive rural hamlet surrounded by undulating Suffolk countryside whilst remaining conveniently placed for the nearby villages of Badwell Ash and Walsham le Willows, both offering everyday amenities. The historic market town of Bury St Edmunds lies approximately 12 miles to the south, providing an extensive range of shopping, educational and recreational facilities, together with excellent transport links via the A14.



Key Features

- Individual detached family home in a desirable rural hamlet
- Four well-proportioned bedrooms, including principal with en-suite
- Three generous reception rooms plus a garden room
- Kitchen with adjoining breakfast room and separate utility
- Spacious sitting room with feature fireplace
- Integral double garage and extensive gravel driveway
- Mature, private gardens with established trees and planting
- Approximately 2,300 sq. ft. of versatile accommodation
- Excellent scope to update and personalise (if applicable)
- Conveniently located for Bury St Edmunds and surrounding villages



Living & Entertaining

Designed with family life in mind, the property offers a superb balance of formal and informal living spaces. The generous dual-aspect sitting room provides a welcoming setting for everyday relaxation, centred around a feature fireplace and enjoying direct access to the garden. A

separate dining room offers an elegant space for entertaining, while the spacious breakfast room forms the heart of the home, seamlessly connecting with the kitchen to create an ideal environment for family meals and social gatherings. Beyond, the light-filled garden room enjoys attractive views over the rear garden, providing a peaceful space to unwind throughout the year. Together, the versatile ground floor layout lends itself equally well to modern family living and entertaining on both an intimate and larger scale.



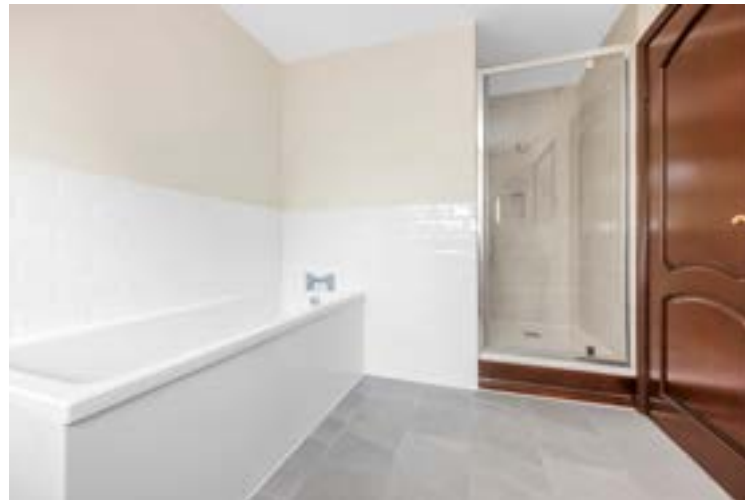
Kitchen & Daily Living

The kitchen is thoughtfully positioned adjacent to the spacious breakfast room, creating a practical and sociable hub for everyday life. Offering ample workspace and storage, it is well suited to busy family living, whilst the adjoining breakfast area provides plenty of room for informal dining and day-to-day gatherings. A separate utility room offers additional storage and laundry facilities, helping to keep the main living spaces organised, with convenient internal access to the integral double garage. Beyond, the adjoining garden room enjoys an abundance of natural light and provides a delightful extension of the living space, with direct access to the garden, making it an ideal spot for morning coffee or relaxed afternoons overlooking the grounds.



Bedrooms & Bathrooms

The first floor provides well-proportioned accommodation ideally suited to modern family life. The generous principal bedroom enjoys a range of fitted wardrobes and is complemented by a spacious en-suite bathroom, creating a comfortable and private retreat. Three further bedrooms offer flexible accommodation for family members, guests or those requiring a dedicated home office, all served by a well-appointed family bathroom fitted with a contemporary white suite. Together, the bedrooms provide bright, versatile spaces centred around a generous landing, resulting in a practical and well-balanced first-floor layout.



Garden & Outside Area

Woodpeckers is approached via a five-bar timber gate, opening onto an extensive gravel driveway that provides generous off-road parking and access to the integral double garage. Set well back from the road and framed by magnificent mature trees, established hedging and attractive planting, the property enjoys an exceptional degree of privacy and a wonderfully secluded setting.

To the rear, the gardens are predominantly laid to lawn and bordered by a wealth of mature trees, shrubs and established planting, creating a peaceful and leafy backdrop. A paved terrace extends directly from the house, providing an ideal space for al fresco dining and outdoor entertaining whilst overlooking the gardens. The mature grounds offer year-round interest and plenty of space for children to play, gardening enthusiasts to enjoy, or simply to relax in the tranquillity of this delightful rural setting.



Floorplan



Property information

Mid Suffolk District Council - F

EPC Rating: D

Tenure: Freehold

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Woodpeckers enjoys an enviable position within the picturesque hamlet of Long Thurlow, surrounded by rolling Suffolk countryside and offering an idyllic rural lifestyle. The nearby village of Badwell Ash provides a range of everyday amenities including a village shop with Post Office, public house, church and village hall, whilst a wider selection of shopping, schooling and leisure facilities can be found in the neighbouring villages of Walsham le Willows, Ixworth and Elmswell.

The historic market town of Bury St Edmunds lies approximately 12 miles to the west, renowned for its excellent range of independent shops, restaurants, cafés and cultural attractions, together with highly regarded schooling and comprehensive recreational facilities. Elmswell railway station, just a short drive away, provides regular services to Bury St Edmunds, Ipswich and Cambridge, making the property well placed for both commuting and enjoying the best of Suffolk's countryside and market towns.

David Burr - Woolpit

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