



Boreham House

Bardwell Road | Sapiston | Bury St. Edmunds | IP31 1RU

FINE & COUNTRY
fineandcountry.com™

Boreham House

A beautifully elevated country home with sweeping rural views and exceptional modern living spaces.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

Boreham House welcomes you with a sense of warmth, space and refined comfort from the moment you enter the entrance hallway, where ceramic tiling and soft natural light set the tone for the home's calm and elegant atmosphere. From here, the principal staircase rises to the first floor, while the ground floor flows effortlessly into the reception rooms.

To the front of the house, a peaceful study provides an ideal workspace, while the main sitting room offers an inviting retreat centred around a traditional wood-burning stove set within an open fireplace with an oak mantel and slate hearth. Dual aspects bathe the room in daylight, and French doors open directly onto the terrace, framing beautiful views of the gardens beyond. At the heart of the home lies the superb open-plan kitchen, family and sun room—an expansive and impeccably designed living space that captures the essence of country life. The kitchen is fitted with bespoke solid oak cabinetry topped with granite worksurfaces, with a double Butler sink and space for a range cooker beneath an impressive oak style feature chimney surround with integrated extractor. Underfloor heating runs beneath the tiled floor, creating a cosy environment that leads naturally into the family and sunroom. Here, a vaulted ceiling, extensive glazing and full-width bi-fold doors draw the surrounding countryside into the home, offering uninterrupted southerly views and a seamless connection to the terrace and gardens. A large utility room, finished to the same high standard as the kitchen, provides practical space for laundry appliances, additional storage and access to both the garden and a useful front porch/boot room, ideal for outdoor pursuits.

The ground floor also includes a wonderfully versatile room, currently used as an office/sitting room. With front and rear garden views, and direct access to the integral garage, it can easily serve as part of the property's potential annexe accommodation. A secondary staircase rises from this area to the first floor, creating a private suite ideal for guests, extended family or multi-generational living. This suite includes a generous double bedroom with dual aspect windows and a beautifully appointed bathroom featuring a roll-top claw-foot bath, separate rain shower, and vanity wash basin.

The main first-floor landing, accessed via the principal staircase, connects three further bedrooms. The bedroom above the sitting room enjoys a dual aspect and is fitted with an excellent range of bespoke bedroom furniture, while another bedroom to the rear offers lovely views over the garden. A stylish shower room with a contemporary rain shower completes the accommodation on this side of the house. The second bedroom—linked by an internal door to the annexe landing—features a front aspect window. Velux. eaves storage and access to the loft.





Step Outside

Set in approximately one acre of beautifully established gardens, Boreham House enjoys a commanding elevated position at the end of a quiet country lane. A sweeping in-and-out driveway provides generous parking and turning space, as well as access to the integral single garage with automated roller door.

The landscaped gardens offer a wonderful balance of open lawn, mature evergreen and deciduous trees, colourful borders and areas of natural privacy. To the rear of the house, broad paved terraces stretch across the elevation, perfectly positioned to capture the far-reaching views over rolling farmland. An electric retractable awning provides shade for alfresco dining, while a hot tub—available by separate negotiation—sits discreetly among the planting.

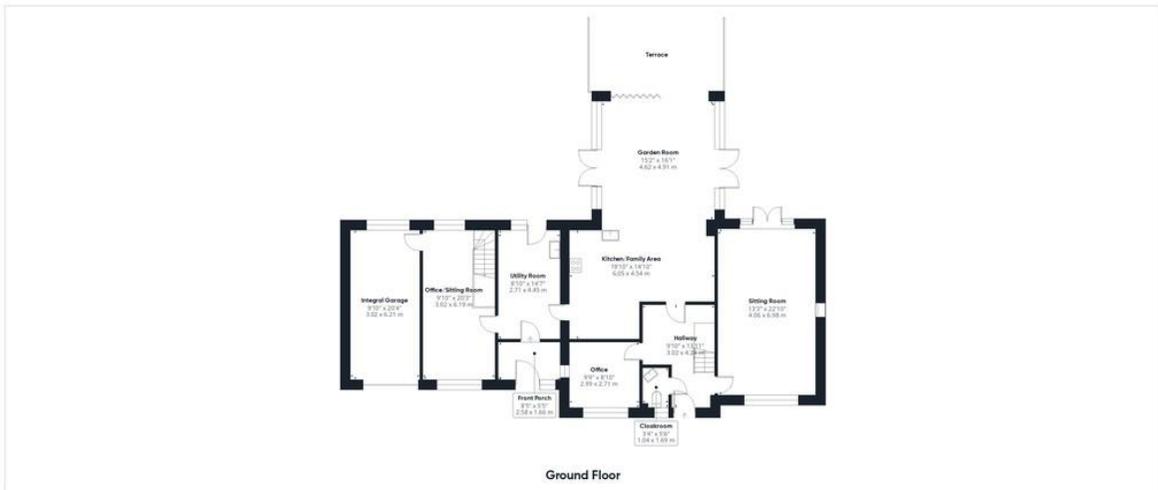
For those with a passion for gardening or outdoor hobbies, raised vegetable beds, an aluminium greenhouse, a timber shed and a substantial 10m x 3m workshop/store provide exceptional facilities. Whether enjoying summer evenings on the terrace or quiet winter mornings overlooking the fields, the gardens offer a rare sense of peace and rural sanctuary.



Location

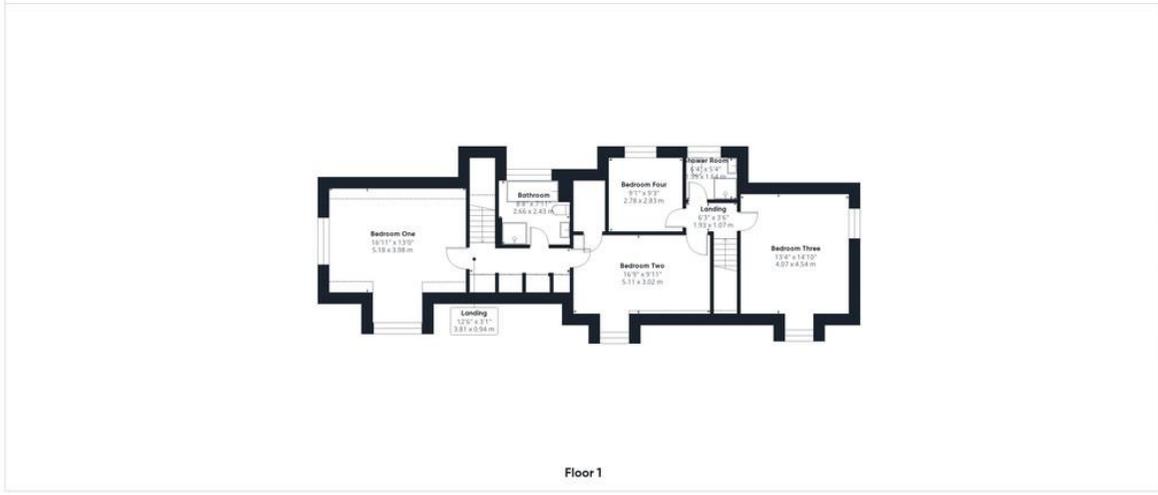
Sapiston is a highly regarded Suffolk village known for its rural charm, close community and surrounding natural beauty. The village benefits from an excellent village hall and a strong sense of local identity, with everyday amenities available nearby in Honington, including a village shop and fuel station.

Boreham House is ideally placed for easy access to both Bury St Edmunds, approximately eight miles away, and Thetford, around six miles distant—each offering a broad selection of shopping, dining, cultural and educational facilities. The location combines the tranquillity of unspoilt countryside with the convenience of well-connected market towns, making it perfectly suited for those seeking a peaceful lifestyle within reach of modern amenities.



Approximate total area⁽¹⁾
 2576 ft²
 239.3 m²

Reduced headroom
 52 ft²
 4.8 m²



(1) Excluding balconies and terraces

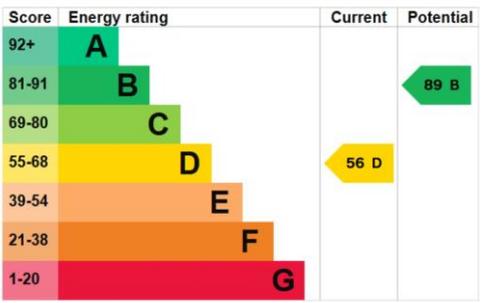
Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

- Mains water and electricity
- Private drainage via a newly installed compliant 9-person Sewerage Treatment plant
- Oil fired central heating
- Council Tax band - G
- EPC – D
- FREEHOLD



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

