



**3 Twites Farm New Cottages,
Twites Corner, Great Saxham, Suffolk.**

**DAVID
BURR**



3 TWITES FARM NEW COTTAGES, GREAT SAXHAM, SUFFOLK. IP29 5JR

Great Saxham is a quaint village enjoying all the aspects of rural Suffolk with the added benefit of being located just 4 miles outside of the thriving market town of Bury St Edmunds. The town has extensive facilities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast, London via the M11 is 60 miles and the railway station offers services to Cambridge, Norwich and Ipswich with connections for London. Further local amenities are found in the adjoining village of Barrow (2 miles) boasting village hall, doctor's surgery, primary school, village store, public house and post office.

A well-situated family home of generous proportions enjoying an elevated setting within this highly sought after Suffolk village, well-placed for Bury St. Edmunds and Barrow, each of which have a wide range of amenities. The property has been sympathetically extended over the years and presents to a very high standard with two grand reception rooms, a separate study, kitchen/breakfast room and 4 bedrooms (2 of which are ensuite). In addition, the property enjoys generous rear gardens with a rural setting and countryside visible beyond.

A spacious and sympathetically extended family home of generous proportions enjoying a rural setting in a highly sought after village.

ENTRANCE PORCH: With underfloor heating and door opening to:-

RECEPTION HALL: With stairs rising to first floor and storage space under.

SITTING ROOM: An elegant reception room capable of fulfilling a number of uses with an inset multi-fuel 'Bodart & Gonay' stove. To either side of the stove are useful recesses for storage as well as bi-folding doors opening to:-

DINING ROOM: A grand space of versatile proportions looking on to the rear gardens. Perfectly suitable for formal dining and entertaining with the added benefit of French style doors opening on to the rear terrace.

KITCHEN/BREAKFAST ROOM: A substantial dual aspect room with a matching range of wall and base units. A number of integrated appliances including a dishwasher, refrigerator and freezer. There is also a Neff oven with plate warmer below and combination microwave above. The base units are set under Granite worksurfaces with a one and a half bowl inset

ceramic sink and mixer tap as well as matching Granite upstands. Twin oak doors to a shelved full height **PANTRY**.

STUDY: Situated toward the rear of the property and providing an ideal space for home working with views over the rear garden.

CLOAKROOM: With white suite comprising WC and hand wash basin as well as housing the oil-fired boiler and offering shelving for storage of white goods.

First Floor

LANDING: With door to shelved airing cupboard and access to principal rooms on the first floor.

BEDROOM 1: A substantial principal suite of grand proportions with a window to the rear elevation overlooking the rear gardens and door to:-

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ENSUITE: With white suite comprising WC, hand wash basin inset into vanity storage cupboard and double width shower with glass sliding door and frosted window to side.

BEDROOM 2: Double bedroom with window to rear aspect and:-

ENSUITE: Comprising WC, hand wash basin and shower.

BEDROOM 3: Double bedroom with window to side.

BEDROOM 4: Double bedroom with window to front.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin with vanity storage under, panel bath with shower attachment over, heated towel rail and frosted window to front.

Outside

The property enjoys an elevated position set on a quiet 'no-through' track beyond which the undulating Suffolk countryside can be surveyed. The property itself enjoys generous grounds that have been meticulously maintained with a substantial terrace immediately abutting the rear of the property and steps up to the formal gardens which are predominantly laid to lawn, flanked by maturing specimen trees and shrubs with boundaries to either side defined by evergreen box hedging and the rear most boundary defined by 6ft close boarded timber fencing. Also incorporated within the grounds is an additional terrace about two-thirds of the way up the garden on which a **SUMMER HOUSE** is situated and almost immediately adjacent to that is a bark chip **play area** defined by railway sleepers at ground level.

The front of the property is accessed by a driveway providing **OFF-ROAD PARKING** for a number of vehicles as well as providing access to:-

GARAGE: Integral to the property with up an over door to front, personnel door to rear and power and light connected.

CONSTRUCTION TYPE: Brick and render.

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

AGENTS NOTE: Please note the property is situated on an unadopted road.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,862.04 – 2024.

EPC RATING: D – report available upon request.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

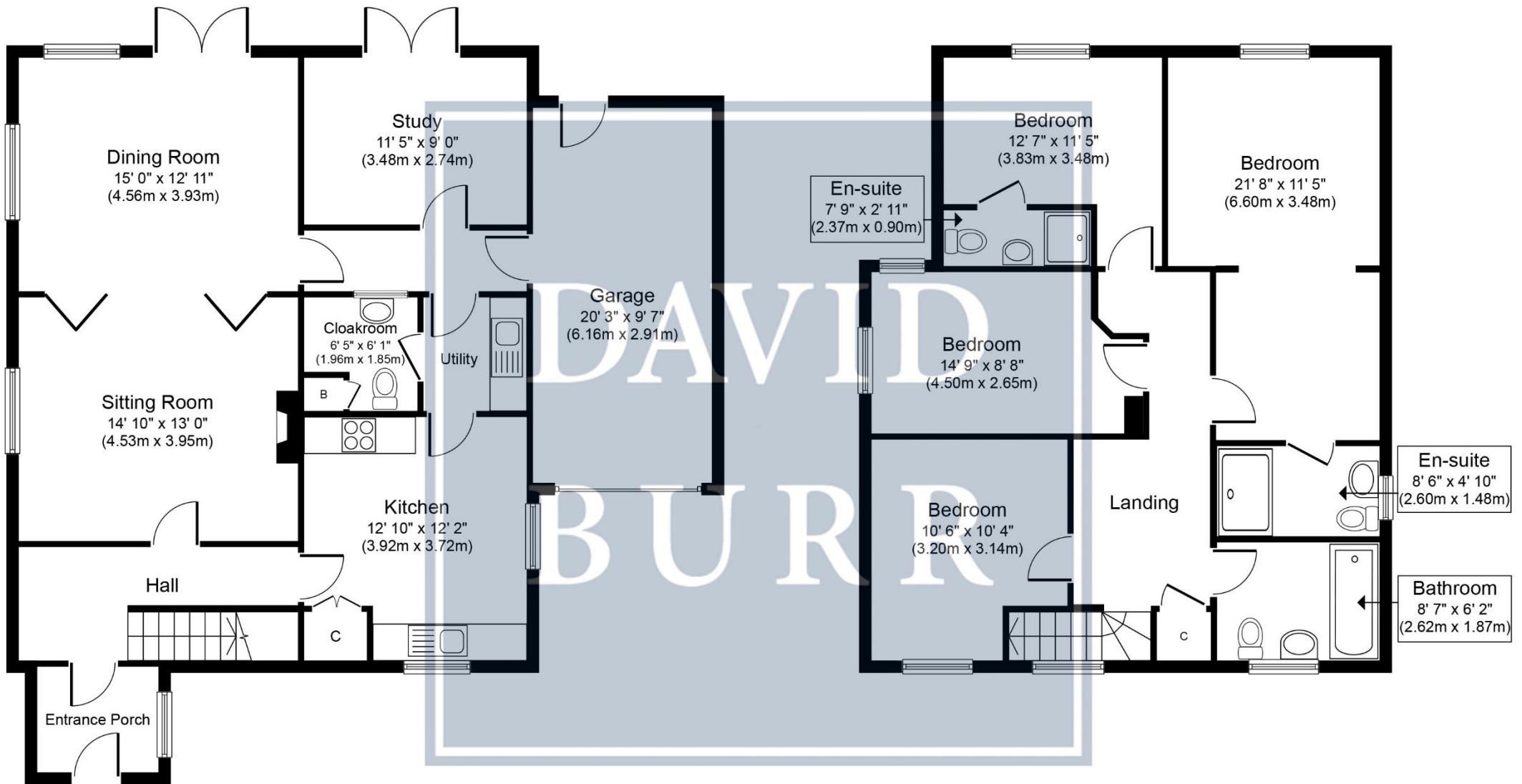
MOBILE COVERAGE: EE, Three, O2 and Vodafone – outside, likely (source Ofcom).

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WHAT3WORDS: ///tabs.coached.squad.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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Ground Floor
Approximate Floor Area
1,123 sq. ft.
(104.4 sq. m.)

First Floor
Approximate Floor Area
839 sq.ft.
(78.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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