



**Autumn House**  
**Walsham le Willows, Suffolk**

**DAVID  
BURR**



# Autumn House, Bribery Lane, Walsham-le-Willows, Suffolk, IP31 3BY

Walsham le Willows is an attractive and popular village with a thriving community and a good range of amenities including a preschool and primary school, an award-winning butchers/village shop, two public houses, church and building merchants. There are a number of clubs including bell ringers, book club, drama group, history group and WI to name a few. There is a regular coffee shop, mobile post office and family sports club with a range of activities. The historic cathedral town of Bury St Edmunds lies approximately 11 miles away and offers a full range of schooling, recreational and shopping facilities and cultural amenities including the impressive Georgian Theatre Royal and the Abbey Gardens. The nearby centres of Newmarket, Cambridge and Ipswich are all within easy reach.

An exceptional family home set in grounds of around 1.75 acres in an enviable rural setting affording truly magnificent open countryside views to all aspects. The property was built approximately eight years ago and has recently undergone significant improvement with the addition of new bespoke fitted kitchen, remodelled bathroom suites and redecorations throughout. The property benefits from part solid oak flooring with underfloor heating extending throughout the ground floor with individual room controllers and supplied by an air source heat pump, double glazed windows throughout, three reception rooms, six bedrooms, triple garaging and workshop benefitting from roof mounted solar panels.

## **An impressive family home presented to a high standard throughout with no close neighbours and countryside views to all aspects.**

Solid oak front entrance door with window adjacent opening into;  
**ENTRANCE LOBBY:** With tiled floor and further part glazed door to side windows into reception hall.

**RECEPTION HALL:** 16'8 x 13'2 (5.1m x 4m). Providing a spacious greeting area with window to front aspect, part glazed oak doors to sitting room and dining/family room. Staircase to first floor. This area also benefits from patterned ceramic tiled flooring, wall light point and ceiling downlights.

**SITTING ROOM:** 22' x 16'8 (6.7m x 5.1m). Triple aspect room with bifold opening doors to rear garden, twin windows to front and large bay window to side aspect affording truly delightful countryside views. The focal point of this room is the brick fireplace with tiled hearth and oak mantle with inset wood burning stove. Solid oak flooring. Ceiling downlights.

**DINING/FAMILY ROOM:** 24'1 x 21'4 (7.3m x 6.5m). Accessed off the reception hall which further opens to the fitted kitchen and sitting area. This

space offers versatility as a dining room or family sitting area. Fully glazed French doors leading out to the rear garden. Window to side. Door to utility room. The focal point of this area is a brick double sided chimney breast which sits centrally within the room and creates a natural split from the kitchen. Solid oak flooring. Ceiling downlights.

**KITCHEN/BREAKFAST ROOM:** 29'8 x 16'9 (9m x 5.1m). Having vaulted ceiling with exposed roof trusses. The area is flooded with natural light through windows to rear and side aspects including large full height picture windows and matching glazed French doors and vaulted glazing to access and fully enjoy the garden and open countryside beyond. In addition, there are Velux triple windows to the vaulted ceiling to both sides and fully glazed bi folding doors to the side opening to the garden. Part exposed brickwork to walls.

The bespoke light grey finished shaker style kitchen units are complemented by a large central island breakfast bar unit all finished with solid quartz worktops, upstands and splashback to the cooker range. Twin ceramic Butler sinks with chrome mixer tap. In addition there is a large

# Autumn House, Bribery Lane, Walsham-le-Willows, Suffolk, IP31 3BY

matching pantry cupboard with double doors and drawer units beneath. Fitted appliances include built-in Hotpoint electric hob, twin oven Rangemaster cooker range, wine cooler and dishwasher. Space for fridge/freezer. The flooring features tumbled Travertine flooring with underfloor heating. Ceiling downlights.

**UTILITY ROOM:** 12'6 x 11'4 (3.8 m x 3.4m). Window to front aspect and glazed door to side. Range of gloss fronted grey storage units, worktops, stainless steel square sink unit with chrome mixer tap. Space and plumbing for washing machine and tumble dryer.

**STUDY/RECEPTION ROOM:** 16'8 x 11'3 (5.1m x 3.4m). Situated to the front of the property with large sash window to front aspect and additional window to side. Solid oak flooring. Part glazed oak door to dining area. Ceiling downlights and wonderful open countryside views.

**CLOAKROOM:** Ideal wash hand basin with chrome mixer tap and matching W.C. Window to rear. Tiled flooring. Ceiling downlights.

## First floor

Return staircase with window to rear aspect and half landing.

**LANDING:** A generous space with window to front aspect. Built-in double storage cupboard. Staircase to second floor. Ceiling downlights. Doors to principal bedrooms and bathroom.

**MASTER BEDROOM:** 16'8 x 16'1 (5.1m x 4.9m). A very generous room bathed in natural light through twin windows to front, window to rear aspect and large bay window with far reaching views to side. Walk-in wardrobe with hanging rails. Ceiling downlights. Door to;

**EN SUITE:** 7'3 x 6'1 (2.2m x 1.8m). With window to rear. Large glazed tiled shower cubicle with chrome fittings and sliding glazed door, W.C. and

vanity unit with top mounted oval sink and chrome mixer tap with storage beneath. Contemporary vertical radiator.

**BEDROOM 2:** 12'6 x 11'4 (3.8m x 3.4m). Located to the front of the property with sash windows and delightful countryside views. A large double room with door to en suite shower room. Ceiling downlights.

**EN SUITE:** 11'3 x 3'9 (3.4m x 1.1m). Fully tiled shower cubicle with chrome fittings and sliding glazed door, W.C. and vanity storage unit with top mounted sink unit and chrome mixer tap. Ceiling downlights.

**BEDROOM 3:** 15'2 x 12'5 (4.6m x 3.8m). Another generous double bedroom with window to rear and side aspects with far reaching views. Ceiling downlights. Door to en suite shower room.

**EN SUITE:** 9'9 x 3'9 (3m x 1.1m). Fully tiled shower cubicle with chrome fittings and sliding glazed door, W.C. and vanity storage unit with top mounted sink unit and chrome mixer tap. Ceiling downlights. Window to side. Contemporary vertical radiator.

**FAMILY BATHROOM:** 11'7 x 9'7 (3.5m x 2.9m). A large room with feature picture window to the side to enjoy the open countryside views. Suite comprising roll top slipper bath with wall mounted chrome mixer tap, fully tiled shower cubicle with chrome fittings and sliding glazed door, vanity unit with top mounted oval sink and chrome mixer tap and W.C. Contemporary vertical radiator. Part painted tongue and groove panelling to walls. Ceiling downlights.

**BEDROOM 4:** 9'1 x 6'2 (2.7m x 1.8m). Single bedroom with window to rear overlooking garden. Ceiling downlights.

## Second floor

**SMALL LANDING AREA:** With Velux window to rear. Wall lights. Access to two additional bedrooms.

# Autumn House, Bribery Lane, Walsham-le-Willows, Suffolk, IP31 3BY

**BEDROOM 5:** 27' x 11'6 (8.2m x 3.5m). A versatile room with twin Velux windows to rear aspect. Central chimney breast rising through the room creating defined areas. Ceiling downlights.

**BEDROOM 6:** 33'2 x 11'6 (10.1m x 3.5m). Another double bedroom featuring a window to the rear aspect with tremendous open countryside views. Two additional Velux windows to side. Ceiling downlights.

## Outside

The property is situated in a very rural position with no immediate neighbours and affording magnificent Suffolk countryside views from all aspects. The property is approached via twin five bar entrance gates leading onto a gravel driveway providing ample off-road parking and access to the triple garaging and workshop. To the front of the driveway is a lawned area with well stocked borders to the front and side boundaries and paved pedestrian footpath to the main entrance door and side access leading to the rear. **TRIPLE GARAGING** featuring three electrically operated separate up and over doors, power and lighting provided, solar panels fitted to the garage roof, internal door through to workshop which can also be accessed from an exterior side door providing additional storage.

The rear gardens can be accessed from both sides of the property and are predominantly lawn with natural hedgerows to side and rear boundaries, a number of established tree plantings and meadow garden to the rear. Situated to the side of the garden is a raised decked terrace with contemporary style summerhouse offering internal and canopied seating areas.

**In all about 1.75 acres.**

**SERVICES:** Mains water and electricity are connected. Private drainage. Underfloor heating to the ground floor and radiators to the first floor via air source heat pump. **NOTE:** None of these services have been tested by the agent.

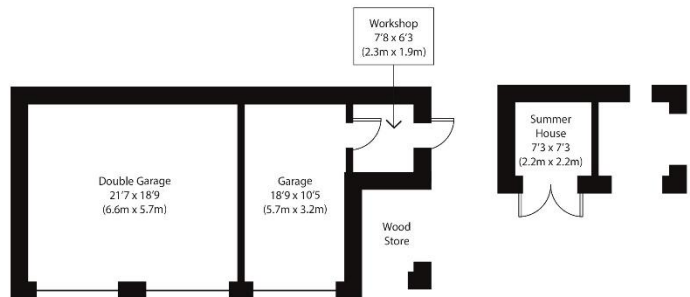
**LOCAL AUTHORITY:** Mid Suffolk District Council. Band G.  
**EPC Rating:** B

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

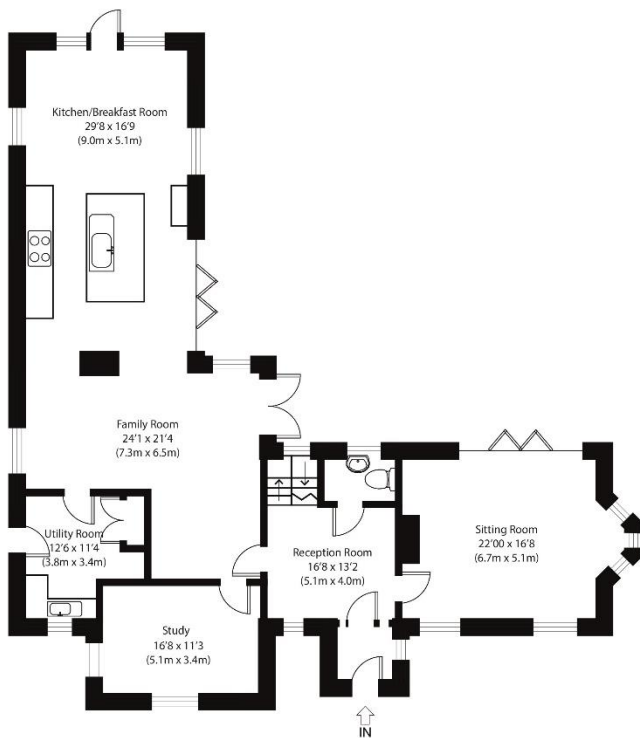


# Autumn House, Bribery Lane, Walsham-le-Willows, Suffolk, IP31 3BY

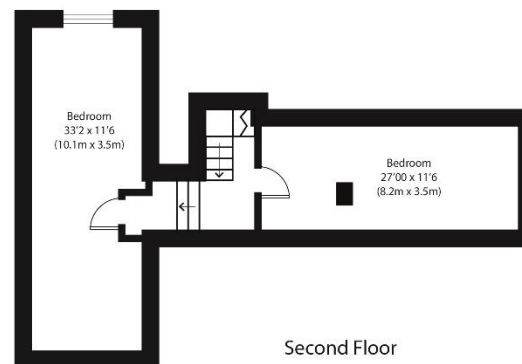


Approximate Gross Internal Area  
Main House 3460 sq ft (321 sq m)  
Outbuilding 660 sq ft (Excluding Summer House) (61 sq m)  
Total 4120 sq ft (383 sq m)

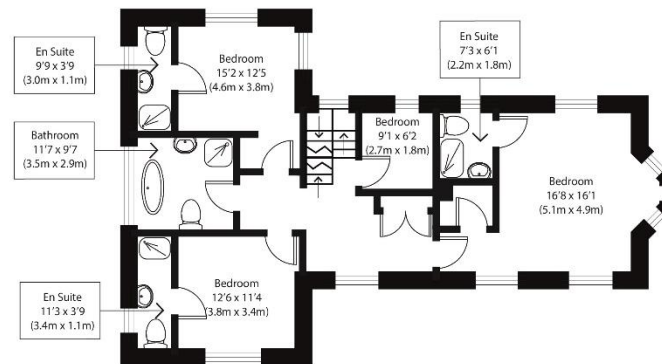
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.davidburr.co.uk



Ground Floor



Second Floor



First Floor



