



Brettenham, Ipswich, Suffolk, IP7 7PA

MARK EWIN
BURY ST EDMUNDS

Situated on a generous plot of approximately one acre, this beautifully presented four-bedroom detached bungalow offers an exceptional blend of space, versatility and countryside charm. Enjoying uninterrupted field views to the rear, the property benefits from two garages, extensive parking and a substantial workshop.

The well-planned accommodation begins with a welcoming entrance hall, leading to a convenient cloakroom and a spacious sitting room centred around an attractive wood-burning stove. The heart of the home is the impressive kitchen/dining room, thoughtfully designed for both everyday living and entertaining, with direct access to the garden and a bright conservatory. From the hallway, four well-proportioned bedrooms provide comfortable and flexible accommodation. The family bathroom completes the accommodation and is fitted with both a separate bath and walk-in shower.

Externally, the property truly excels. The substantial rear garden enjoys open views across adjoining fields and is predominantly laid to lawn, complemented by a spacious seating terrace, wood-fired hot tub, raised decking area and attractive shingle pathways. A variety of mature shrubs and trees provide privacy and seasonal interest, creating a tranquil outdoor retreat. Further enhancing the appeal are multiple outbuildings, including a large workshop with power and lighting, and a versatile multi-purpose annex complete with its own air source heat pump and wood burner — ideal for guest accommodation, a home office, studio or gym. To the side of the property, an additional parking area leads to two garages, both fitted with electric roller doors for convenience.

Gated access to the front opens onto a substantial driveway providing ample off-road parking for numerous vehicles. This impressive home offers a rare opportunity to acquire a spacious, well-equipped property in a delightful semi-rural setting with outstanding outdoor space and excellent ancillary accommodation.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric & Water. Drainage via a cesspit and heating via Oil fired central heating and a woodburner. (Please note that none of these services have been tested by the selling agent.)



Directions

Head out of Bury St Edmunds on the A134 heading south-east towards Stowmarket / Lavenham. Continue on the A134 for several miles until you reach the junction for local roads signposted Brettenham. Turn off the A134 onto the country road towards Brettenham and follow signs into the village. Continue along this road until you enter Brettenham via The Street. Bear right onto Buxhill Green and then bear left where the property can be found on the left hand side.

Location

Brettenham is a small, picturesque village located near the market town of Hadleigh and offers scenic walking routes and easy access to nearby towns for shops, schools, and services. Hadleigh offers a range of Independent shops, boutiques, and gift stores along the High Street and various supermarkets and convenience stores.

Accommodation:

Entrance Hall 5' 7" x 10' 9" (1.69m x 3.27m)

Sitting Room 15' 0" x 12' 10" (4.56m x 3.92m)

Kitchen 10' 1" x 11' 8" (3.08m x 3.56m)

Dining Area 7' 11" x 10' 8" (2.42m x 3.25m)

Bedroom 12' 1" x 10' 11" (3.68m x 3.32m)

Bedroom 12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom 12' 5" x 9' 8" (3.78m x 2.95m)

Bedroom 6' 9" x 10' 8" (2.05m x 3.25m)

Bathroom 8' 2" x 10' 8" (2.49m x 3.25m)

Conservatory 13' 8" x 11' 1" (4.17m x 3.38m)

Rear Garden

Garage 20' 11" x 17' 2" (6.37m x 5.24m)

Workshop 19' 10" x 30' 10" (6.05m x 9.41m)



Additional Information:

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Guide Price £550,000
Freehold



TOTAL: 1938 sq. ft, 180 m²

1st floor: 1938 sq. ft, 180 m²

EXCLUDED AREAS: WORKSHOP: 521 sq. ft, 48 m², GARAGE: 356 sq. ft, 33 m², WALLS: 165 sq. ft, 16 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcпп.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

