



# A fine former rectory in secluded grounds

**The Old Rectory, Rede, Bury St Edmunds, Suffolk, IP29 4BE**

Freehold





5 double bedrooms • 1 single • 2 bathrooms • Attic floor with four rooms • 3 principal reception rooms • Study Kitchen and Breakfast Room • Utility room • Pantry Cellar • Cloakroom • Courtyard with outbuildings Terrace • Mature walled garden • Swimming Pool Woodland • Coach House with planning permission for first floor and additional windows; potential annexe (STP) Fast speed Broadband EPC rating C • In all about 5 acres

#### Distances

Bury St Edmunds 7.5 miles  
(15 minutes drive via A143).  
Newmarket 13.8 miles  
(25 minutes)  
Cambridge 27 miles  
(50 minutes)  
Sudbury 13.6 miles  
(27 minutes)

including a wide selection of shops and restaurants, two cinemas, the Regency Theatre Royal, Cathedral and Abbey Gardens. The famous wool villages of Lavenham and Long Melford are both within easy reach. Ickworth Park (National Trust) is ten minutes drive.

#### Situation

The Old Rectory occupies a wonderful secluded and peaceful position at the end of a drive off the Green in the charming village of Rede. The property is on the edge of the village and is surrounded by fields. Rede, which has a church, pub and village hall, is approximately 15 minutes drive from the popular market town of Bury St Edmunds. Local amenities are first class

There are regular train services from Bury St Edmunds via Ipswich and Cambridge to London Liverpool Street and Kings Cross. Direct train services from Colchester (55 minutes) to London Liverpool Street take approximately one hour. The regular train service from Sudbury to London Liverpool Street via Marks Tey takes approximately one hour twenty minutes.









## Description

The Old Rectory is a fine former rectory believed to have been built in 1849. The property is constructed of mellow red brick under a slate roof with pantiled outbuildings and Coach House. The house has features typical of its period including gothic front door, spacious reception hall, impressive light and airy reception rooms of good proportions with original shutters and open fireplaces.

The ground floor reception hall leads through to the reception rooms, principal and back stairs, kitchen and breakfast room. The drawing room has a beautiful bay window with views across the gardens. Both sitting room and drawing room face south and have floor to ceiling windows. There are wood/multifuel stoves in the sitting room and study.

The kitchen is a more recent extension to the property and offers a wide range of bespoke wooden base and wall units

with granite worktops, an electric range with double ovens and a built-in microwave/grill. There is a gothic stable door to the garden. To the north of the house with access from the kitchen is the utility room with a door giving access to the courtyard and outbuildings.

The principal staircase leads to the large landing, off which are five double bedrooms and a single bedroom, two bathrooms, a separate cloakroom, the back stairs and stairs to the attic floor. There are attractive views from the bedrooms over the gardens and surrounding fields. The attic floor, originally built as staff bedrooms, provides an additional four rooms. Three of these had dormer windows which were removed some years ago but could easily be reinstated.









**Outside**

The Old Rectory is approached over a tree lined drive which splits giving access to the gravel sweep in front of the house and also to the courtyard and Coach House area at the side of the house. At the back of the house is the original walled garden of mellow red brick with a wide terrace area, swimming pool, extensive herbaceous borders and fruit trees. Outside the walled garden on all sides are sweeping lawns and hedges with some fine mature trees

including oak, Scots pine, maple and walnut. Parts of the lawns can be used as a paddock and there is a small wood at the eastern end of the property.

**Services**

Mains water, electricity and drainage Oil fired central heating.

**Local Authority**

West Suffolk Council





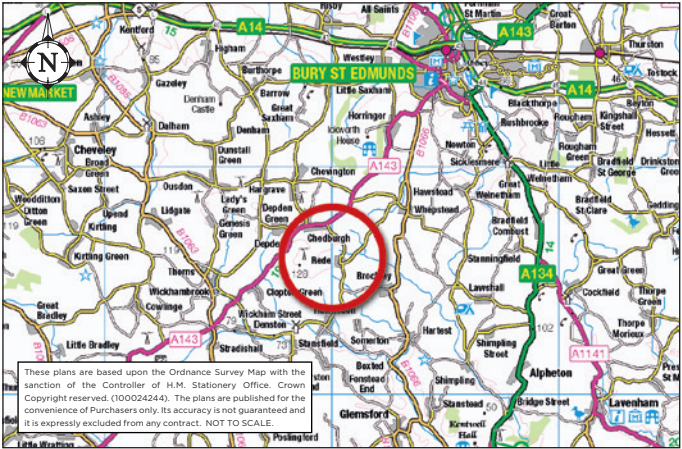
**Council Tax**  
Council Tax Band G

**Postcode**  
IP29 4BE

**Viewing**  
Stictly by appointment with Savills.

**Directions**  
From Bury St Edmunds take the A143 towards Haverhill. Proceed through Horringer. On reaching Chedburgh 30 mile per hour signs take the

next left hand turning signposted Rede 1 1/2 miles. In Rede the road takes a sharp turn to the left. Stop on this corner and then proceed straight ahead towards the Green. Pass a red telephone box and then turn sharp right past the front door of the Village Hall. Follow the driveway past the front of a cream coloured house to the gate of The Old Rectory.





**The Old Rectory, Rede, Bury St. Edmunds, Suffolk**  
**Gross internal area (approx)** 440.2 sq m / 4739 sq ft  
(Excludes Restricted Head Height & Outbuildings)



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