



Generous village house with countryside views

Stonemeade House, Church Road, Beyton, Suffolk, IP30 9AL

Freehold





8 bedrooms • 8 en suite bath/shower rooms • 3 reception rooms & study • kitchen/breakfast room • utility & boot room • garage & store • mature gardens, about 0.45 acres • no onward chain

Local information

Distances:
Bury St Edmunds - 6 miles
Stowmarket - 9 miles
Ipswich - 21 miles
(London Liverpool Street Station from 90 & 75 minutes respectively)
(All mileages and distances are approximate)

Beyton is a small, rural and desirable Suffolk village lying six miles east of the historic town of Bury St Edmunds.

The village has two public houses The Bear and the White Horse as well as a medieval church with a round tower.

Beyton is also well located for the Sixth Form College and a selection of independent schools within a fifteen minute drive. Stonemeade House is located on Church Road, close to All Saints Church.

Just two miles away, Thurston provides a selection of shops, a secondary school and a railway station with direct services to Cambridge, Ipswich and London.

The historic town of Bury St Edmunds, a popular market town, offers a wider selection of shops and cultural attractions including the restored Theatre Royal and Abbey Gardens and is easily accessible.

About this property

Completed in 2014 Stonemeade House is an exceptionally well presented modern house of great character.

The house has been built from soft red brick under pitched pan tiled roofs.

Internally the property has been finished to a high specification throughout with features such as under floor heating downstairs, oak doors and floors, stylish kitchen and bathroom fixtures and fittings.

The accommodation flows remarkably well from a spacious central hall on the ground floor and a large landing upstairs.

The accommodation is light and bright throughout the house especially in the vaulted kitchen/breakfast room, which leads in to the dining room.

The sitting room benefits from a large fireplace and bi-fold doors, which lead out on to the terrace and garden, with lovely views of the surrounding Suffolk countryside beyond.

The ground floor also benefits from a spacious garden room off the kitchen with bi-fold doors out on to the terrace and a study with views over the garden.

Off the dining room lies a utility room, boot room and access to the downstairs bedroom and en suite shower room.



The first floor over the garage is reached via stairs in the rear hall and leads up to a vaulted bedroom with en suite bathroom.

The main hall staircase leads up to four bedrooms all of which benefits from en suite bath/shower rooms with a further two bedrooms with en suite bath/shower rooms on the second floor.

Outside

The property is approached across a large paved driveway and set well back from the road providing parking for a number of vehicles and gives access to garage & store.

The gardens surround the house lying predominantly to the rear and are mainly laid to lawn surrounded by fencing, mature hedges and trees.

A wide terrace runs the length of the rear of the house, perfect for al fresco dining, as it is off the garden room, which is next to the kitchen.

Directions

Depart Bury St Edmunds on the A14, heading east towards Ipswich. After 5 miles, exit the A14 at junction 46. At the T junction, turn right towards Beyton.

Continue straight on for 0.4 miles, keeping the village green on your right and then at the corner of the green turn right again. Take the first left alongside the White Horse, into Church Road and follow this past the school.

Stonemeade House will be found on your left soon after passing the Church.

Services: Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Mid Suffolk District Council

Viewing

Strictly by appointment with Savills





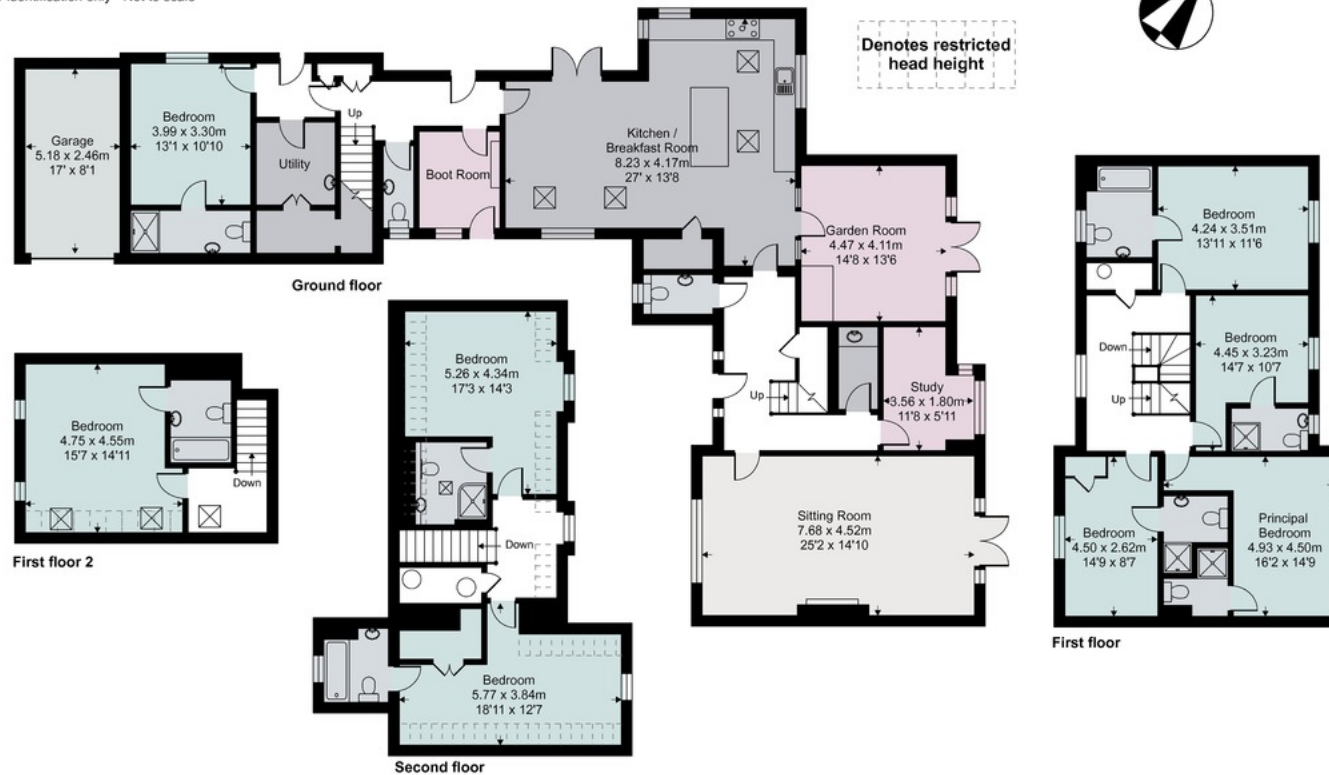
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Approximate Area = 3938 sq ft / 365.8 sq m (includes garage)

Limited Use Area(s) = 160 sq ft / 14.9 sq m

Total = 4098 sq ft / 380.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Savills (UK) Limited. REF: 810043

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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