



DAVID
BURR

**Winfield House,
Bury St. Edmunds,
Suffolk.**



Winfield House, Bury St. Edmunds, Suffolk.

Well placed for town centre amenities and the train station. Cambridge is a 35-minute drive away and Stansted Airport about 50-minutes. The A14 trunk road bypasses the town itself and provides quick access to the East coast in one direction and the Midlands and London via the M11 in the other.

- An elegant well-presented town house.
- Large garage with games room above.
- Versatile accommodation that would suit a range of lifestyles.
- Ability to have a self-contained annexe accommodation or to be incorporated within the main house.
- Leisure area with indoor pool
- In all approaching an acre.
- In the region of 8,500 sq.ft.
- Private and secure small gated community.

An exceptionally well-presented town house with extensive accommodation in a parkland style setting.



LOCATION

The property is accessed off a long-sweeping in an exclusive established leafy setting. The property is about a 15-20 minute walk from the town centre and roughly the same to the train station. The A14 trunk road bypasses Bury St. Edmunds and can be accessed within minutes, in turn providing quick access to the M11 and Stansted (about 50 minutes) in one direction and the East Coast in the other. Bury St. Edmunds itself offers a comprehensive range of amenities and schooling for all ages. Local private schools of particular note include Culford about 4 miles and Old Buckenham in Brettenham about 13 miles.

THE PROPERTY

Winfield House was designed by the previous owner to have an American feel of space, centred around leisure/family areas whilst offering elegant period style features more in keeping with properties often found in the Medieval Grid (fluted columns, cornicing, high ceilings, etc). The accommodation extends to over 8000sq.ft. and offers considerable versatility with annexe accommodation if required, ground floor bedroom suite and a charming first-floor guest suite with kitchen. The leisure area includes a particularly impressive heated indoor pool opening onto terracing and the garden beyond. The property is well presented throughout and further complemented by a large garage, ample parking, and grounds that extend to nearly an acre.

POSTCODE: IP32 7BE

WHAT3WORDS: ///umbrella.elevates.soil.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band G - £3,641.45.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

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



Material Information

EPC RATING: Awaiting report.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: Broadband Speed: Up to 1800 Mbps (source Ofcom).

Mobile Coverage: 02, Three and Vodafone – good outdoor and in-home. EE – good outdoor, variable in-home. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

AGENTS NOTE: Part of the grounds are subject to Tree Preservation Orders.



Winfield House, Barton Road, Bury St. Edmunds, IP32



Approximate Area = 7927 sq ft / 736.4 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 342 sq ft / 31.7 sq m

Outbuilding = 155 sq ft / 14.3 sq m

Total = 8506 sq ft / 790.2 sq m

For identification only - Not to scale







