DAVID
BURR

Glebe House,
Rede,
Bury St. Edmunds, Suffolk.

Glebe House,
Rede,
Bury St. Edmunds, Suffolk.

An individual, 2,774 sq ft modern property situated in a quiet village location, with a double garage and landscaped gardens backing onto the village church.

Location: Rede is a small but highly sought after village just seven miles south west of the Cathedral town of Bury St Edmunds with it's wide range of amenities. The highly regarded Queens Head public house lies 3 miles south and Ickworth Park 4 miles north. Cambridge is approximately 25 miles to the west.

- 2,774 square feet
- Quiet village location
- Views of the church
- Constructed in 2019
- Impressive entrance hall
- Open plan kitchen/dining room
- Master bedroom, with dressing room and en suite
- 4 double bedrooms
- Garage, store and car port
- Landscaped, private gardens.
- Air source heating

THE PROPERTY

Glebe House is a substantial, 2,779 sq. ft. individual modern property situated in a quiet village location, enjoying spectacular views of the church. Constructed by highly regarded Moore & Stone in 2019, the property has been finished to an exceptional standard offering spacious living proportions and quality finishes.

On entering the property, you are welcomed by the particularly impressive entrance hall which is of a grand scale with stairs rising to the first floor with a cupboard under and the cloakroom with WC and wash basin. The Drawing Room is flooded with natural light, enjoying a double aspect with French doors opening to the rear and a wood burning stove with Chesney stone surround.

The hub of the home is the kitchen/dining room featuring French doors to the garden and views towards the church. The kitchen is extensively fitted with a range of units under quartz worktops with a sink inset. Appliances include a stainless-steel Mercury range with 5 ring gas hob, dishwasher, fridge and freezer with ample space for an additional fridge/freezer. A central preparation island offers further storage, a chopping block and seating whilst the dining area features a Neptune corner bench with storage underneath. Beyond the kitchen is the utility with more storage, a sink and plumbing for a washing machine.

The ground floor is completed with another sitting room, ideal as a TV room or potential ground floor bedroom and the study which features built in bookcases and storage and overlooks the front garden.

On the first floor the large landing could be used as an occasional study and leads to 4 double bedrooms and the family bathroom fitted with a WC, wash basin, bath and separate shower. The principal bedroom enjoys views towards the church as well as a dressing area with built in wardrobes and stylish ensuite shower room.

The property is approached by 5 bar gates opening onto a sweeping gravel driveway providing parking for several vehicles in turn leading to the garage, store and car port with log store to one side and storage area behind. The gardens have been thoughtfully landscaped for ease of maintenance with well stocked beds and borders flanking the lawn and a large dining terrace enjoying a westerly aspect and the spectacular backdrop of the village church.

The kitchen/dining room is ideal for entertaining featuring a top of the range Mercury stove, breakfast bar and dining area fitted with a Neptune corner seat.

French doors open to a delightful seating area enjoying the spectacular backdrop of the church.

Rede is a charming, quiet village surrounded by countryside leading to a network of walks.

There are numerous schools, public houses and services nearby, Ickworth park, garden centres and even a padel court within 5 minutes.

Information

SERVICES: Main water, electricity and drainage and air source heating, underfloor heating ground floor. EV car charger **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX BAND: F £3,306.16

EPC RATING: B

PROPERTY POSTCODE: IP29 4BE

WHAT3WORDS: ///unleashed.joke.secret

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.

TENURE: Freehold

CONSTRUCTION TYPE: Traditional block construction

COMMUNCIATION SERVICES: **Broadband Speed:** Up to 80 Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

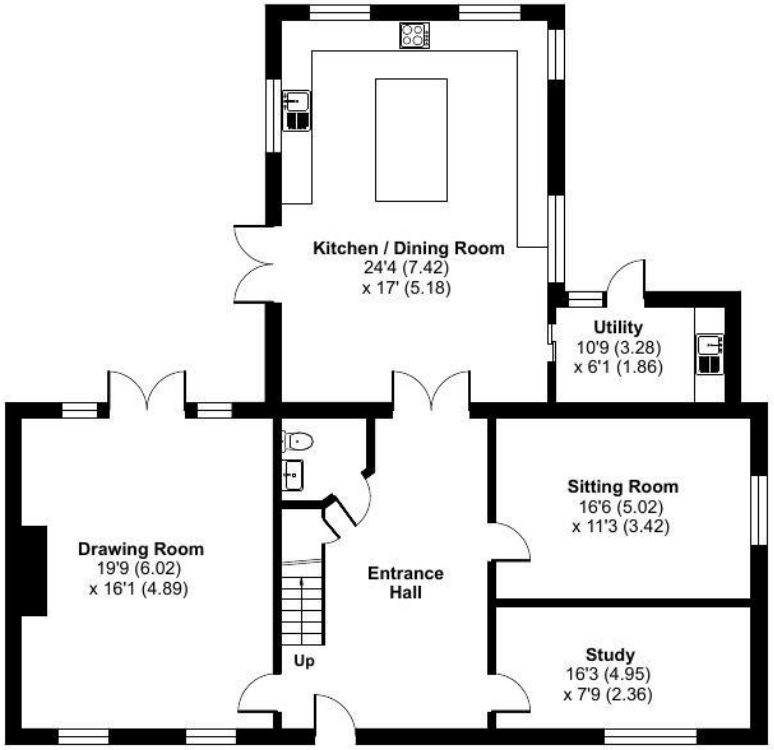
NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating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

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

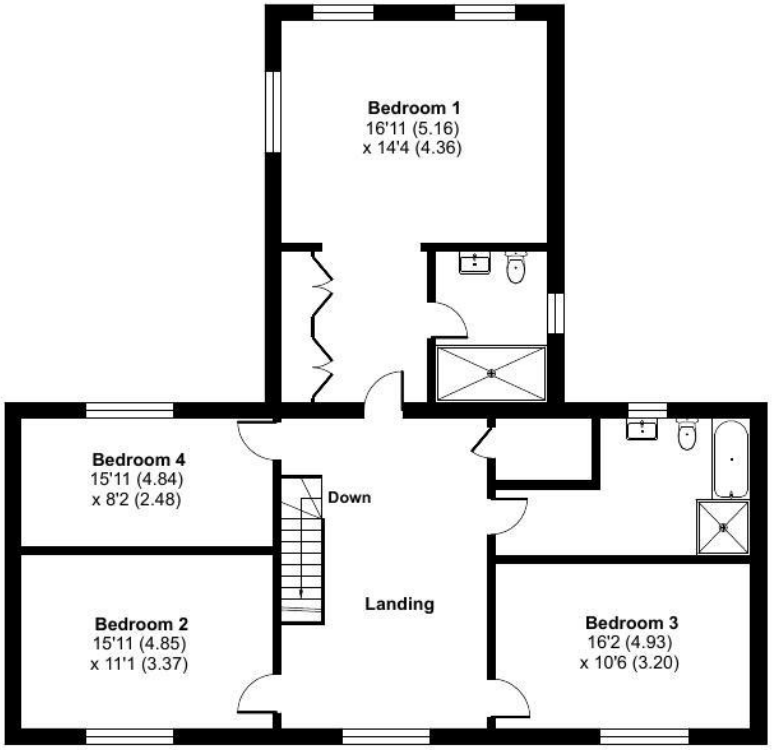
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.

Glebe House, Rede, Bury St. Edmunds, IP29

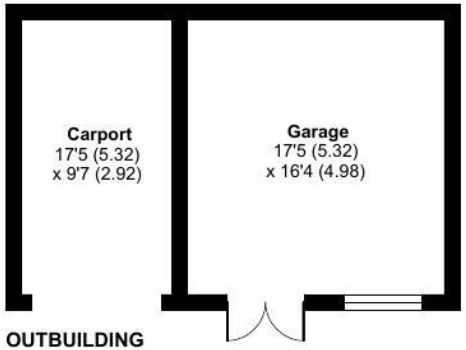
Approximate Area = 2774 sq ft / 257.7 sq m (excludes carport)
Outbuilding = 285 sq ft / 26.4 sq m
Total = 3059 sq ft / 284.1 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for David Burr Ltd. REF: 1521641