



A SUBSTANTIAL MODERN HOUSE SITUATED ON THE VILLAGE EDGE, IN MATURE 3-ACRE GROUNDS

Hollybrook, The Planche, Thurston, Bury St Edmunds, Suffolk IP31 3RE

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ESTABLISHED 1966

Hollybrook The Planche Thurston Bury St Edmunds Suffolk IP31 3RE

- *Thurston Train Station 1 mile*
- *Bury St Edmunds 6 miles*
- *Stowmarket Mainline Station 9 miles*

RECEPTION HALL • SITTING ROOM • DINING/GARDEN ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • STUDY/ BEDROOM 6 • LANDING/SNUG • 5 BEDROOMS • DRESSING ROOM • 4 BATHROOMS • DOUBLE GARAGE/WORKSHOP • STUDIO/GYM • FORMAL GARDEN • **ALL IN 3-ACRES**

Situated in a small hamlet on the rural outskirts of this well-served village convenient for Bury St Edmunds, Hollybrook is an individual architect-designed house built of traditional brick-and-block construction under a pantile roofline. The property has been cleverly designed to nestle within this mature garden setting whilst affording pleasant views from most windows, whilst ensuring a high degree of natural light throughout.

The house extends to just over 3,000ft² with most of the accommodation on the ground floor, the property offers versatile living space, comprising large open reception hall with feature windows to the west and cloakroom, with glazed double doors leading to the living accommodation, comprising triple-aspect sitting room with open fire with wood mantel, together with bookshelves.

The dining/garden room has a large bay to the south and garden, with opening to a large kitchen/breakfast room, which is fitted with an extensive range of matching shaker-style base and eye level units with an expanse of solid wood preparation worktop with ceramic 1.5-sink unit with drainer, integrated oven and microwave, 4-ring electric hob, dishwasher, along with windows and doors to the south. There is a utility room fitted with a further range of base and eye level units, sink unit and door to the side of the house with covered porch.

The ground-floor 'bedroom wing' comprises a principal bedroom with dressing room with a wealth of fitted wardrobes and storage, along with an en suite shower room, whilst the two further ground-floor double bedrooms both with built-in wardrobes, served by a

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Guide: £930,000





modern bathroom, with white suite, painted tongue-and-groove panelling, low-level WC, wash basin and panelled bath.

On the first floor, via a spiral staircase, is a large open landing/snug area and inner landing leading to a guest bedroom with en suite shower room with painted panelling, shower cubicle, WC with concealed cistern and vanity wash basin. There are two further double bedrooms served by a modern bathroom, with white suite comprising panelled bath, separate shower cubicle, WC with concealed cistern and wash basin.

Outside

Hollybrook is approached from The Planche onto a long gravelled driveway leading to extensive parking, with double garage and workshop/store.

The formal garden wraps around the house, largely lawned along with well-stocked and landscaped beds, pond and terrace seating areas from the garden room and sitting room. There are a variety of native mature trees and shrubbery, as well as a purpose-built garden studio/gym, with oak floors, power and light connected.

The remainder of the land is largely woodland and former vegetable gardens, and whilst these haven't been tended to for some time, there is enormous scope for those looking for a small-holding or with equine interest. There are a collection of unused tin and timber sheds amongst these densely populated grassed and woodland areas.

Agents Note

The vendors will be implementing a development overage on the land, of 25% over 21 years.

Services

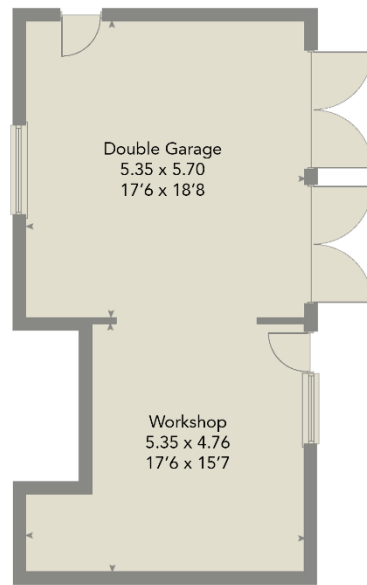
Mains water, drainage and electricity • Oil-fired heating • Freehold • Council Tax Band 'G' • EPC-rating 'D' • Broadband: Ofcom suggest Superfast 72Mb available • Mobile: Ofcom suggest all providers likely.

Location

Hollybrook is situated about 1 mile from the village of Thurston and 6 miles east of Bury St Edmunds, the historic market, cathedral town known as the jewel in the crown of Suffolk. Bury St Edmunds is recognised for its history, beautiful outside spaces and great mix of independent and high street shops and for being Suffolk's Foodie Town with its fantastic eateries.

The famous racing centre of Newmarket is approximately 20 miles away and the city of Cambridge is 34 miles via the A14, providing excellent shopping, recreational, cultural and educational facilities. London is easily accessible via the M11 and there is a fast train to King's Cross (47 minutes) from Cambridge or to London Liverpool Street from Stowmarket (80 minutes).





Garage

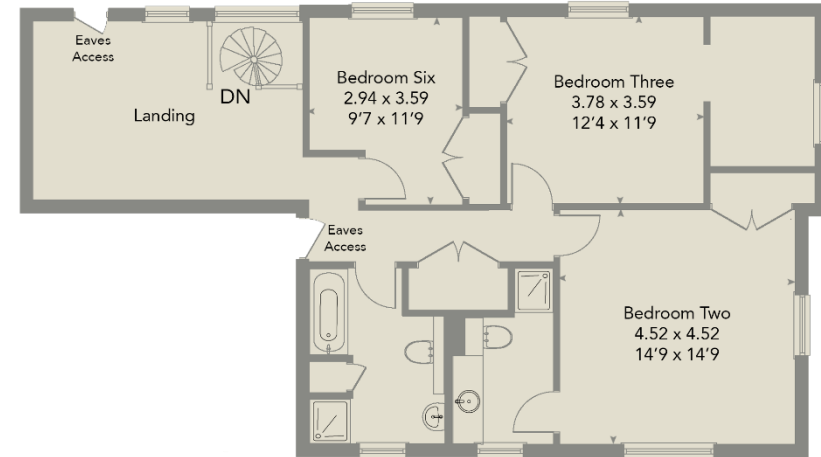


Approximate Gross Internal Area = 292 m² / 3143 ft²

Garage = 52 m² / 560 ft²

Total = 344 m² / 3703 ft²

For identification purposes only - Not to scale



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024



3.038 acres

Thurston
Planche

Pond

Track

Thurston
Methodist
Church

Planche
Hall

Planche Croft

Coachmans
Cottage

Lowood
Cottage

Hollybrook

Petite
Planche

Cherry
Trees

Tithe Cottage

Westbrook

Roylands

Atum

Pendomer

Larch House

Greenwood

The
Copper Coin

Seaview

Stone
Cottages

100 m

200 m

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