



**A HIGH-QUALITY NEWLY BUILT HOME ADJOINING FIELDS, WITHIN THIS WELL-REGARDED VILLAGE**

Jura House, Tostock Road, Beyton, Suffolk IP30 9AG

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**Bedfords**

ESTABLISHED 1966



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**Jura House**  
**Tostock Road**  
**Beyton**  
**Suffolk IP30 9AG**

**A HIGH-QUALITY NEWLY BUILT HOME ADJOINING FIELDS,  
WITHIN THIS WELL-REGARDED VILLAGE**

- *Bury St Edmunds 7 miles*
- *Stowmarket Mainline Station 9 miles*
- *Cambridge 33 miles*

**Guide: £865,000** (*Freehold*)

RECEPTION HALL • CLOAK/SHOWER ROOM • SITTING ROOM  
STUDY/BED 5 KITCHEN/BREAKFAST/FAMILY ROOM • UTILITY ROOM  
4 BEDROOMS • 3 BATHROOMS • DOUBLE GARAGE WITH STUDIO  
SPACE • ALL IN AROUND 0.41-ACRE

Situated within this well-regarded village, Jura House forms part of a small development of just three beautifully crafted modern homes, built by well-known developers, S J Hitchcock, under the design of architect and brother, Andrew Hitchcock.

Jura House cleverly blends traditional craftsmanship with contemporary nuances, creating a welcoming and well-designed property, equipped with high-quality materials and features, along with a meticulous level of detail throughout.

Extending to around 2,300ft<sup>2</sup>, the property comprises a covered porch leading to a large reception hall, with oak staircase, tiled flooring which continues through to the kitchen and cloakroom. There is a cloak/shower room with painted tongue-and-groove style panelling and corner shower, neighbouring study/bedroom 5 with window to the south. There is a large double aspect sitting room with views over the gardens and fields beyond.

The bespoke kitchen is fitted with a range of painted shaker-style base and eye level units with tumbled granite worktop, integrated AEG dishwasher, full-height fridge and inset stainless steel sink unit along with contrasting oak-fronted island with wine cooler. There is provision for a range-style cooker with extractor above.

The central chimney houses a double-sided wood-burning stove whilst creating a 'snug' area from the kitchen and dining areas, as well as two sets of glazed doors to the garden terrace.



The utility room has matching shaker units with broom cupboard, worktop, integrated freezer, sink unit and plumbing for both washing machine, tumble dryer and cupboard housing the mechanics of the heating and water system with water softener.

On the first floor is a stunning double-aspect landing area with built-in storage cupboard, with the principal bedroom having a well-equipped dressing area with handmade wardrobe and drawer space, together with en suite shower room, with large walk-in shower, vanity wash basin, WC and remote-controlled velux window. The guest bedroom with en suite shower room, and two further bedrooms both served by the family bathroom which has a high-quality suite with tiled floors and walls, bath with shower over, vanity wash basin and low-level WC with concealed cistern.

### Outside

Jura House is approached from the shared entry onto a gravelled parking area, leading to a detached double garage with twin electric roller doors and bespoke oak staircase to the exterior wall, leading to the attic and providing huge potential for those looking to create studio or home office.

The garden has a Indian sandstone terrace, leading to a large, seeded lawn, small belt of evergreen trees and post-and-rail fencing providing an open aspect to the neighbouring farmland.

### Services

Mains water, drainage and electricity • Air-source underfloor heating • Council Tax Band 'predicted G' • EPC-rating 'B' • Broadband: Ofcom suggest Superfast 80Mb • Mobile: Ofcom suggest all provides likely

### Location

Beyton is a well-served village approximately five miles from Bury St Edmunds and offers a range of facilities including a Sixth Form College, public house, Chinese restaurant and church whilst neighbouring village Thurston offers further facilities to include a community college, train station and Co-Op. There is easy access to the A14 leading to the A11 (M11) and the mainline station of Stowmarket offers fast and regular services to London Liverpool Street, taking approximately 80 minutes.

**What3words: [relocated.mailer.guru](https://www.what3words.com/relocated.mailer.guru)**



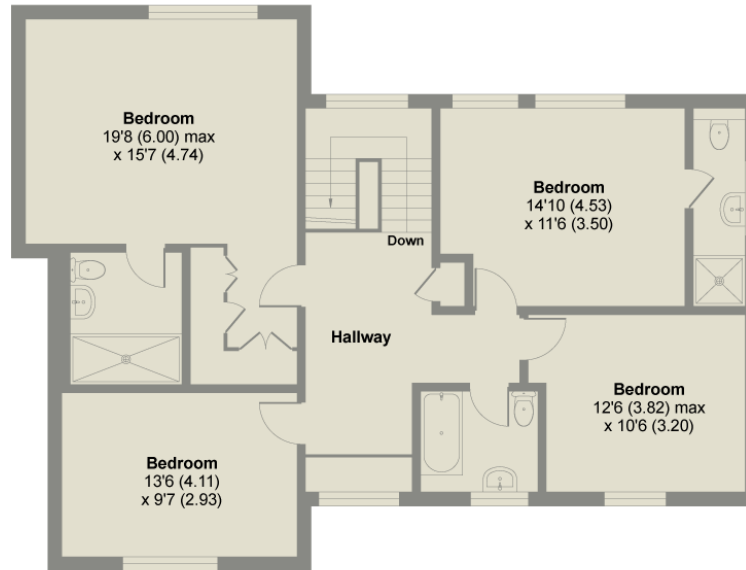
Approximate Area = 2297 sq ft / 213.3 sq m (excludes void)

Limited Use Area(s) = 74 sq ft / 6.8 sq m

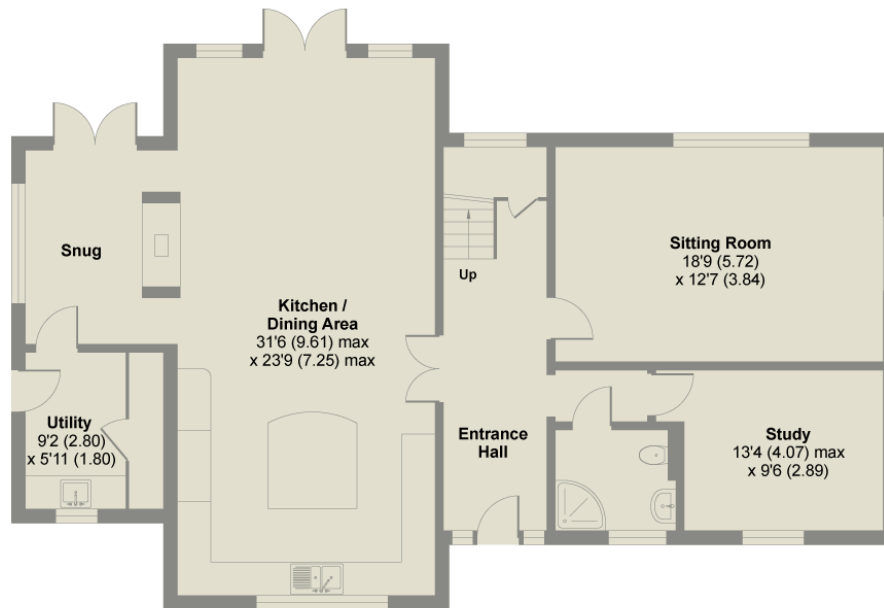
Garage = 756 sq ft / 70.2 sq m

Total = 3127 sq ft / 290.3 sq m

For identification only - Not to scale



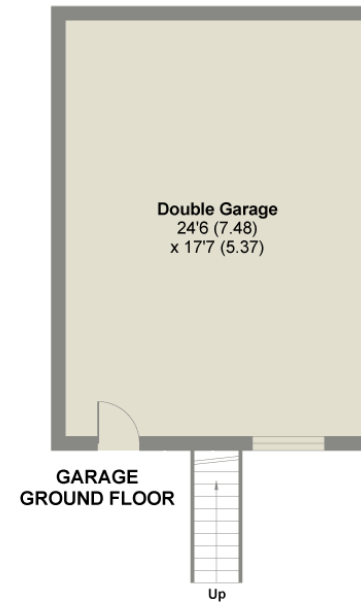
FIRST FLOOR



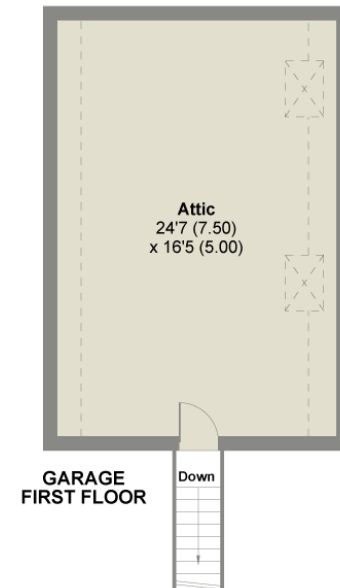
GROUND FLOOR



Denotes restricted head height



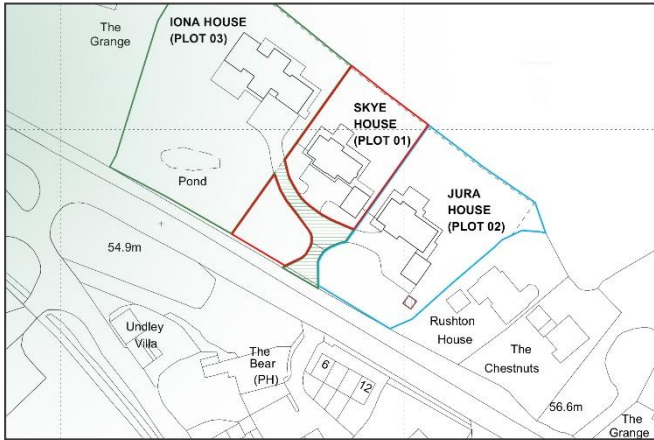
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR











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