



Fen Road, Pakenham, Suffolk

Sheridans



Woodstock House, Fen Road Pakenham, Bury St. Edmunds, IP31 2JS

Set along a sweeping gravelled driveway and framed by beautifully established grounds, Woodstock House is an outstanding detached village residence although mostly modern throughout, has origins dating back to the 17th century. The house offers beautifully presented accommodation extending to just under 2500 sqft, complemented by a substantial detached garage and a seperate self-contained annexe/gym.

Enjoying a delightful setting with views across meadows, the property combines a wealth of character coupled with generous family accommodation with considerable versatility, creating a home equally suited to modern family life, multi-generational living or those seeking dedicated guest accommodation.

A charming oak entrance door beneath a traditional brick porch opens into a welcoming reception hall, a central space from which the principal accommodation flows. To one side is a particularly attractive dual aspect snug, an ideal retreat for quieter evenings and enhanced by a fireplace with a gas fire and an abundance of natural light. Beyond, the impressive sitting room forms the heart of the home, extending to almost 28 feet in length and providing a wonderfully spacious environment for both everyday living and entertaining. Large windows frame views across the gardens and create a particularly light and airy feel, whilst the proportions of the room allow for a variety of furniture arrangements.

The dual aspect kitchen/dining room is equally impressive, creating a sociable and highly practical space for family life. Fitted with an extensive range of cabinetry, central island and generous work surfaces, there is a beautiful Inglenook fireplace with woodburner and ample room for both food preparation and dining, making it perfectly suited to informal gatherings and larger occasions alike. Adjoining the kitchen is a useful utility/boot room, ideal for managing day-to-day family life, together with a conveniently positioned cloakroom.

The first floor provides exceptionally well-balanced accommodation centred around a spacious landing. The stunning principal bedroom is a standout feature, measuring over 21 feet in length and benefiting from fitted wardrobes, dressing area and its own en-suite shower room. Four further double bedrooms offer flexibility for family members, guests or those working from home and benefit from the use of two recently re-fitted "jack and jill" bathrooms/shower rooms, completing the accommodation.

Garden & Grounds

Outside, the property continues to impress. The gravelled driveway provides extensive parking, turning space and leads to the substantial detached garage with the ultra modern solar panels including batteries, whilst the surrounding gardens create a wonderful setting. To the front is a charming detached annexe with holiday let potential comprising of vaulted rooms with stone flooring including a sitting room/gym, bedroom and bathroom, with underfloor heating throughout, with an electric car charging point. Predominantly laid to lawn with parts on higher levels with well stocked flower beds and interspersed with mature trees, fruit trees, established shrubs and colourful planting, the grounds offer a high degree of privacy and seclusion. To the rear of the house is a large stone terrace, creating an ideal area for outdoor entertaining and al-fresco dining, enjoying the southerly aspect.

Setting

The house enjoys a delightful setting with meadow views to the front whilst situated only a short walk to the centre of this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a Watermill and Windmill. Pakenham also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox). Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: West Suffolk Band: F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

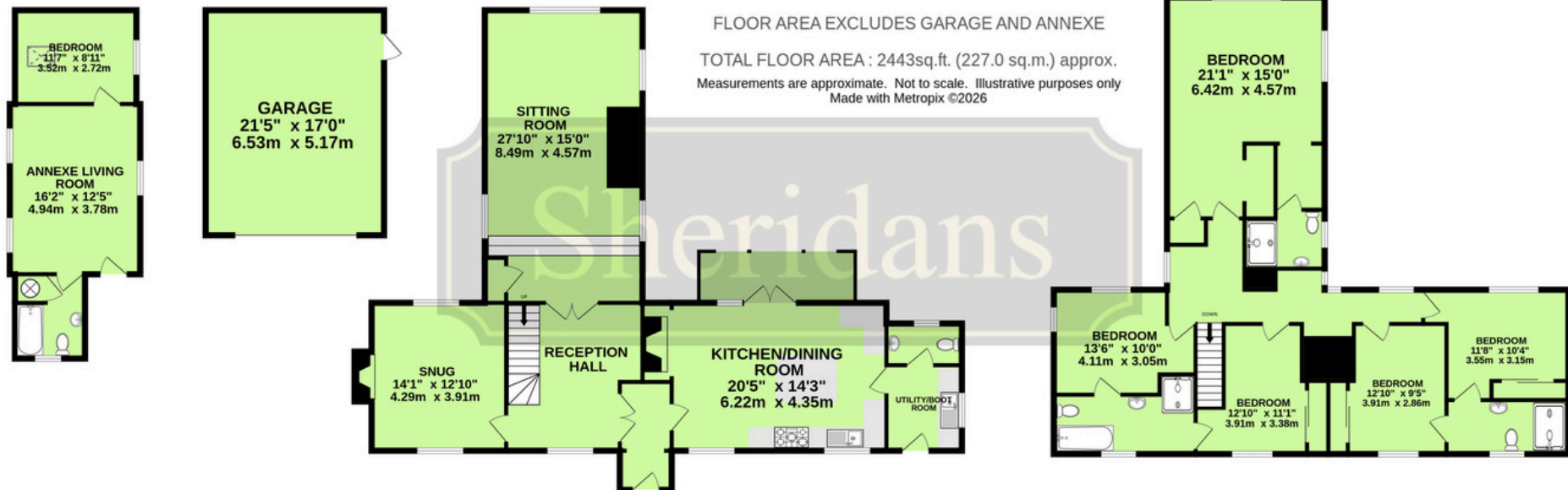
Solar panels and batteries



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