



Poy Street Green Rattlesden, Suffolk

Sheridans



Phoenix House, Poy Street Green Rattlesden, Suffolk, IP30 0RX

Occupying a superb position with uninterrupted views across open Suffolk countryside, this substantial detached family home extends to over 3,200 sq ft and offers beautifully balanced accommodation perfectly suited to modern living. Combining generous reception spaces, six bedrooms, a detached double garage and established gardens, the property enjoys an enviable setting on the edge of the village where rolling farmland provides a magnificent backdrop.

A welcoming reception hall sets the tone for the accommodation beyond, offering a sense of space and flow that is evident throughout the home. The principal sitting room is an elegant and generously proportioned space, centred around a feature fireplace and enjoying a dual aspect that fills the room with natural light. Positioned adjacent is a useful study, ideal for those working from home, together with a comfortable snug providing a more intimate reception room for everyday family life.

Undoubtedly one of the property's standout features is the exceptional kitchen, dining and family room. This impressive open-plan space has been designed very much with modern living in mind, creating a natural hub for family life and entertaining alike. The room comfortably accommodates dining and informal seating areas whilst enjoying direct access to the gardens beyond. A substantial central island provides an attractive focal point, complemented by extensive cabinetry and work surfaces. Beyond the kitchen is a practical utility and boot room, perfectly placed for busy family life, with access through to the garage and adjoining garden room. The garden room forms a particularly versatile addition to the property, providing an ideal space for entertaining, hobbies or simply enjoying views of the garden throughout the seasons. Connected to this area is a highly flexible annexe wing which offers outstanding potential for multi-generational living or guest accommodation. With the ability to function as a self-contained space comprising a kitchen, living area, two bedrooms and a bathroom, it could provide an ideal solution for dependent relatives, older children seeking greater independence, visiting guests or even holiday-let income potential, subject to any necessary consents. On the first floor of the main house, the bedroom accommodation is equally impressive. The principal suite enjoys a wonderful sense of luxury, featuring a spacious bedroom, a dedicated dressing room, an en-suite bathroom and direct access onto a private balcony overlooking the gardens and surrounding countryside. Three further double bedrooms provide excellent accommodation for family members and guests, with two benefiting from a Jack-and-Jill style shower room arrangement, whilst a stylish family bathroom serves the remaining bedrooms.

A further notable feature is the substantial loft space, which offers exciting conversion potential, subject to any necessary consents, presenting an opportunity to create additional accommodation if desired. The loft has also been pre-wired to facilitate the future installation of solar panels, providing scope for purchasers to further enhance the property's environmental credentials.

Garden & Grounds

The property is approached via a generous driveway providing extensive parking and access to the detached double garage. The attractive façade, with its distinctive gabled elevations and well-proportioned design, creates an impressive first impression. Further practical benefits include underfloor heating, an air source heat pump, a water softening system and installed security cameras, all contributing to the comfort, efficiency and convenience of modern family living. To the rear, the gardens have been thoughtfully arranged to take full advantage of the exceptional setting. A large terrace provides the perfect space for outdoor dining and entertaining, whilst the lawn extends towards the boundaries where uninterrupted views stretch across adjoining farmland. Mature planting, established hedging and a variety of seating areas combine to create a wonderfully private environment from which to enjoy the changing seasons. Backing directly onto open countryside, the setting is undoubtedly one of the property's greatest assets, allowing residents to enjoy a peaceful rural outlook whilst remaining within easy reach of local amenities and surrounding Suffolk villages. The house occupies a delightful position on the edge of the village, yet remains within a short walk of the amenities and strong sense of community for which Rattlesden is so well regarded.

Setting

The house occupies a lovely setting in the heart of the village. Rattlesden is a popular and picturesque village, with a thriving local community, offering local facilities including a recreation field with pavilion, two public houses, church and community-run village shop. The village is closely linked with the Parish of Woolpit and situated approximately 2 miles South of the A14, which in turn gives access to the Cathedral town of Bury St Edmunds (8 miles), Cambridge (33 miles) and Ipswich (19 miles). A commuter rail service is available at Stowmarket (approximately 4 ½ miles), with a branch line to London's Liverpool Street station at Elmswell 3 miles away.

Services

Mains electricity, water and private drainage. Air source heat pump.

Council Tax: Mid Suffolk Band: G

Broadband speed: Up to 34 mbps available (Source Ofcom)

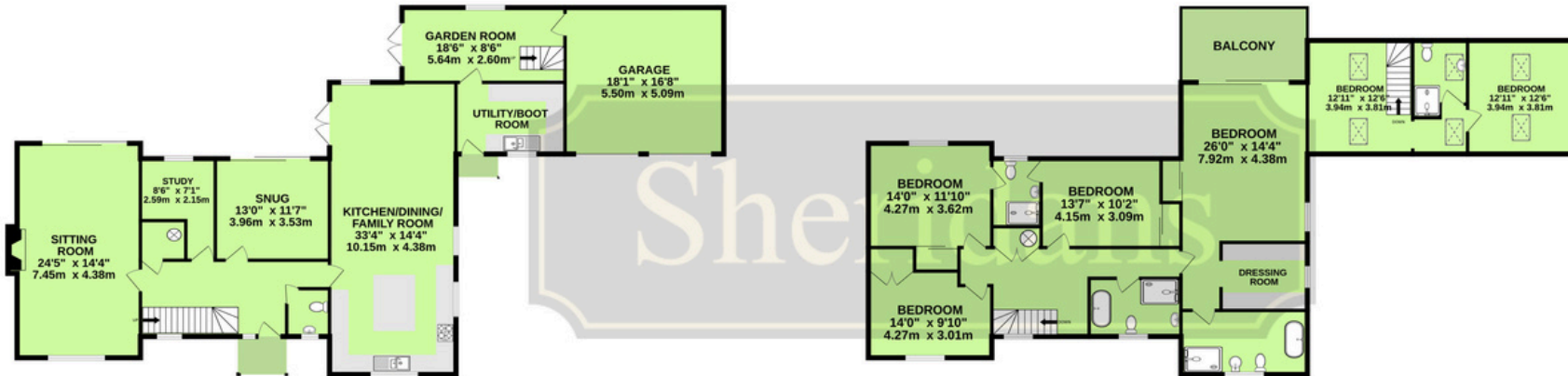
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



LOFT

LOFT WITH CONVERSION
POTENTIAL
25'1" x 13'7"
7.65m x 4.13m

TOTAL FLOOR AREA : 3294sq.ft. (306.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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