



The Court House, Tostock Place, Bury St. Edmunds

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# The Court House Tostock Place Tostock Bury St. Edmunds Suffolk IP30 9PG

An exquisite completely renovated and extended, Georgian-style family home nestled amongst wooded gardens and grounds extending to 3 acres.

Bury St Edmunds 8 miles, Stowmarket 8 miles, Ipswich 20 miles (London Liverpool Street from 75 minutes), Cambridge 34.4 miles

In all about 2.87 acres

Entrance hall | Sitting room | Study | Kitchen/ Dining/Family room | Larder | Boot room  
Utility | 2 x Cloakrooms | Primary bedroom with dressing room and en suite | 6 Further double bedrooms, one with en suite, 2 with mezzanine floors above | 3 Family bathrooms | Double garage | Bike store | Formal lawns and patio  
Whimsical wooded gardens on all sides | Long winding driveway | Ample parking  
EPC Rating C | In all about 3 acres

## The property

Approached via a long winding driveway, positioned within the parkland of Tostock Place and nestled amongst mature trees and established gardens, sits The Court House. Having recently been architecturally extended and renovated, this Georgian-style property offers exceptionally tall, and light filled accommodation throughout; completed to an exacting and intricate level of detail, the house truly is one of a kind for Suffolk.

A large, stone portico welcomes one into a grand entrance hall, opening up to the majority of the downstairs accommodation. Comprising a large sitting room, fitted with an open fireplace

with Carrara marble surround, and a set of French doors that opens up to the gardens, offering an ideal place to relax or entertain.

The stunning open-plan kitchen/dining/family room is certainly the heart of this home, offering an impressive space for entertaining the family. Bespoke cabinetry, central island with concealed seating, a range cooker, American Fridge/freezer and two dishwashers creates a fabulous cooking environment. Four sets of full height French doors open onto the terrace beyond beautifully framing the space. The floors flow throughout the downstairs and are laid in herringbone oak and benefitting from underfloor heating. Just off the kitchen is a useful study or snug, offering views over the beautiful gardens.

There is also a fitted boot room, utility room and larder, along with two cloakrooms, completing the ground floor.

The staircase, which is fitted with a mahogany handrail, leads to the first floor. The principal bedroom benefits from an incredible, vaulted ceiling, a dressing room, as well as an impressive en suite with bath and shower. Four additional bedrooms are on this floor, all of good size, and one benefitting from an en suite, two benefitting from mezzanine floors above. The large family bathroom has been beautifully finished and is fitted with a shower as well as a bath.

To the second floor are two further bedrooms, one of which is suitable to be used as an office or study with further family bathroom. Of particular note, the large cathedral sash windows offer stunning views over the gardens and parkland beyond.







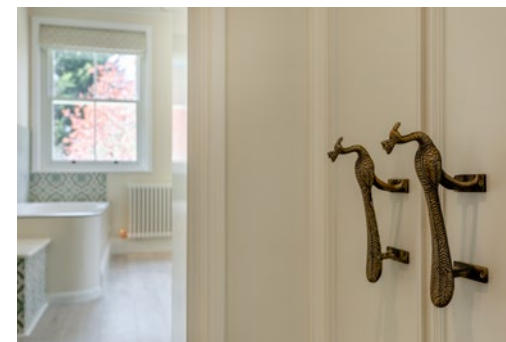
## Location

The property sits within the parkland of Tostock Place, and is bordered on all sides by well-established woodland. Tostock is a sought after village; with pretty village green and a range of local amenities including a well-regarded village pub, village hall with playing field and parish church.

The popular town of Bury St Edmunds lies 8 miles to the west of the village, and benefits from an abundance of recreational and cultural amenities including the Cathedral and the Theatre Royal, along with extensive shopping and entertainment facilities including the Arc shopping centre, as well as some of the most highly-regarded eateries in Suffolk.

Stowmarket, to the east, offers regular mainline rail services to London Liverpool Street Station. With the nearby A14 offering links to Ipswich, the Suffolk Heritage coast to the east, and Cambridge in the west.

The property is also superbly situated for several excellent schools including Great Finborough School, Old Buckenham Hall and Culford School.







## Outside

Approached via a long gravelled drive that winds its way through the wooded surrounding, the property sits hidden within its grounds and has ample space for parking and provides access to a double garage with additional storage. Alongside is a charming outhouse. Located in a private park, the boundary is surrounded by woodland creating a peaceful and relaxing setting. With a paved terrace towards the rear of the property one can enjoy the immaculate gardens which are mainly laid to lawn with trees and shrubs creating a sense of tranquillity.

Sellers note: A tranquil swimming pool, pool house and associated land are available subject to separate negotiation. This extra parcel of land would be added into the boundary of The Court House.







The Court House

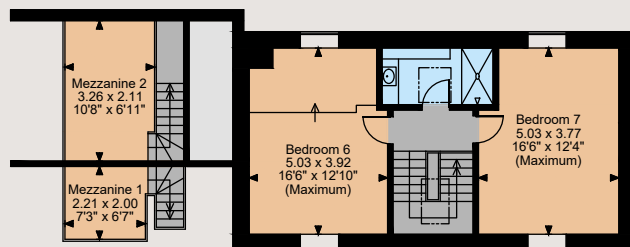
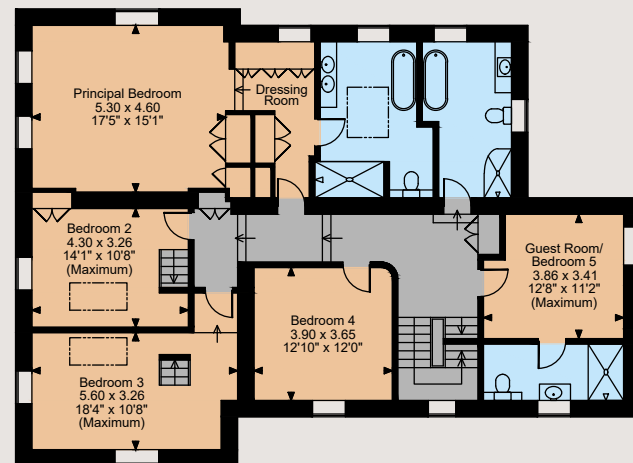
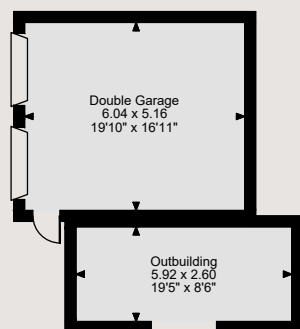
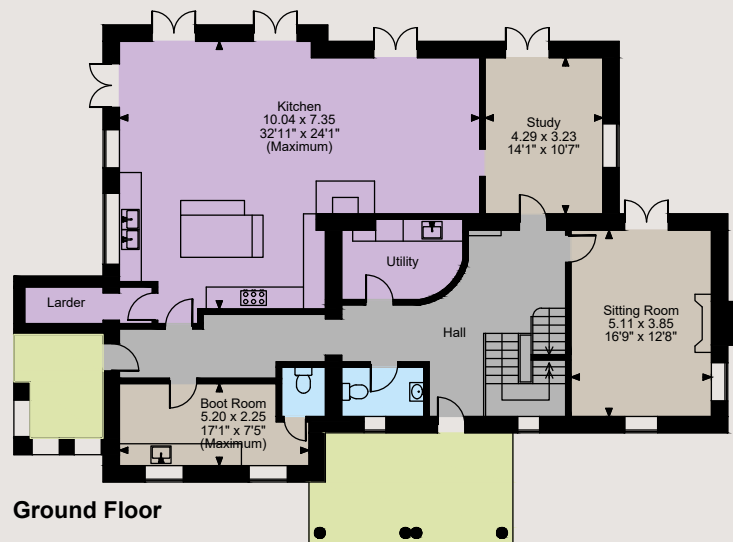
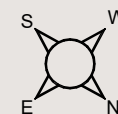


## Floorplans

House internal area 3,904 sq ft (362.8 sq m)

Garage and outbuilding internal area 501 sq ft (46.6 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8590696/SS

## General

**Local Authority:** Mid Suffolk District Council

**Services:** Oil Fired central heating. Mains water and electricity. Private drainage which we are currently investigating whether it is compliant or not. Underfloor heating. Fibre is connected to the premises.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,600,000

## Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

**01473 220444**

ipswich@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited