

The Battlies House  
Rougham, Suffolk



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A stunning Grade II listed country family home, with Coach House, offering an extensive range of outbuildings, a swimming pool and tennis court, the whole being set in 7 acres of beautiful mature grounds, within close proximity to Bury St. Edmunds.

Configured to provide the ideal space for family living and entertaining, the welcoming reception hall provides access to the main reception rooms. Comprising a spacious drawing room with large dual aspect sash windows and a fireplace with wood burning stove, an elegant sitting room and a well-proportioned dining room, both rooms also benefitting of a feature fireplace, and all three offering views across the surrounding gardens. At the heart of the house is the beautifully presented kitchen/breakfast room, fitted with bespoke cabinetry and large central island offering ample seating. Off the kitchen is the well-appointed pantry and a walk-in-drinks room, as well as the family room. To the rear of the property is the fabulous cinema room, as well as a utility and boot room.

Separated from the rest of the first floor, the impressive principal bedroom suite is to the front of the property and offers stunning views across the gardens from a balcony, a separate cloakroom with useful storage cupboard, an immaculately presented en suite bathroom with walk-in shower and pebble-shaped bath, and a large dressing room. Three further bedrooms and two-family bathrooms complete the main first floor accommodation. Above bedroom 5 is a further bedroom, accessed via a spiral staircase, ideal for guest accommodation or a play room.

Located to the rear of the property and accessed both at ground and first floor levels is a separate guest wing. Comprising a sitting room, kitchen, bedroom and bathroom the space can either work independently or be incorporated into the main house for those with a larger family.

Accessed through electric gates, the property is approached over a sweeping gravelled driveway, with ample parking and garaging beyond. Extending to 7.37 acres, the gardens and grounds offer a high-degree of privacy, benefitting from a wide variety of well-established specimen trees, areas of lawn that could accommodate grazing if required, woodland, an orchard and tennis court as well as a heated swimming pool with newly-installed electric safety cover. Complete with both a pool house containing the plant room, newly- installed boiler and air source heat pump, as well as two external shower rooms, the pool and surrounding terrace creates an ideal ambient entertaining area. Accessed from the rear drive are the outbuildings providing ample storage, workshop and garaging. Above the garaging the coach house accommodation includes a kitchen/family area with two bedrooms; ideal for multi-generational living or for guests. In addition to the already converted first floor accommodation the Coach House, below, could offer the opportunity for additional conversion into an office or further living quarters subject to the necessary consents. Finally a Victorian-style greenhouse is adjacent to a former stable converted to an outside office with kitchenette offering an ideal place to work from home, with a circular cabin making a fabulous place in which to relax or play.

8,467 sq ft (787 sq m) | Freehold  
Stunning period character with modern features throughout  
Separate coach house annexe  
Swimming pool & tennis court | Close proximity to Bury St Edmunds  
Guide price £2,750,000

### Location

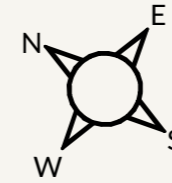
Located to the east of Bury St Edmunds, the property is within easy access of this popular and historic market town; there is even a direct route to the town along cycle paths from the house. Rougham village itself, which lies just south of the A14, has a post office/village shop and a pub/restaurant. Bury St Edmunds offers a full array of recreational and shopping amenities; the impressive Abbey Gardens are a popular attraction in the town. Cambridge and Ipswich are within easy reach via the A14, both with mainline railway lines to London; further train service runs from Thurston 1.7 miles away, which can be accessed on foot, Stowmarket, Sudbury, and Audley End.

### General

Local Authority: West Suffolk Council  
Services: Mains gas central heating. All other mains services are connected. We understand that the private drainage at this property does comply with the relevant regulations. Loxone system installed. Sonos sound system fitted in some rooms.  
Council Tax: Band: H  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
Agent's note: The property is available to be purchased fully furnished.



The Battlies House The Battlies, Rougham  
 Main House internal area 6,809 sq ft (633 sq m)  
 Coach House internal area 1,658 sq ft (154 sq m)  
 Balcony external area 52 sq ft (5 sq m)  
 Total internal area 8,467 sq ft (787 sq m)



**Suffolk**

The Stables, Wherstead Park, Ipswich, Suffolk IP9  
 01473 220444 | ipswich@struttandparker.com

@struttandparker [struttandparker.com](http://struttandparker.com)

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