



WESTCROFT
HARTEST, SUFFOLK

JACKSON-STOPS 

**WESTCROFT, SOMERTON ROAD, HARTEST
BURY ST EDMUNDS, SUFFOLK, IP29 4NA
GUIDE PRICE £1,350,000**

AN ELEGANT AND BEAUTIFULLY PRESENTED
EDWARDIAN HOUSE, SYMPATHETICALLY
RESTORED, MODERNISED AND EXTENDED,
SET IN MATURE GROUNDS OF JUST OVER 1
ACRE ABUTTING FARMLAND.



DISTANCE

BURY ST EDMUNDS 10 MILES
SUDBURY 10 MILES
LONG MELFORD 5 MILES
CAMBRIDGE 30 MILES

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast/Family Room
- Garden Room
- Study
- Boot Room
- Cloakroom

FIRST FLOOR

- Master Suite with Bath/Shower Room & Dressing Room
- Four Further Bedrooms
- Two Further En-Suites & a Family Bathroom

OUTSIDE

- Driveway & Parking
- Double Garage and Machinery Store
- Mature Gardens & Grounds
- In all about 1.08 Acres (sts)



THE PROPERTY

A beautifully presented and much improved Edwardian house standing in an elevated position on the outskirts of this highly regarded village.

Westcroft has been subject to a full programme of restoration, extending and sympathetic modernisation over recent years and now affords a generously proportioned family house with over 3,000 sq ft of accommodation. Presenting brick and colour washed rendered elevations under plain tiled roofs, the extensive improvement works include a large rear extension, which forms a fabulous part vaulted kitchen/breakfast/family room measuring around 34' x 15' providing a fabulous family living area, as well as an additional sitting room.

The entrance hall features the stairs to the first floor and leads to the accommodation with a drawing room featuring a rear bay window with doors leading to the garden, a fireplace with surround and mantle, housing a wood burning stove and a door leading to the kitchen/breakfast/family room. The dual aspect dining room features a fireplace and double doors lead into the conservatory, which is a brick and UPVC double glazed construction with double doors to the garden. The dual aspect sitting room has double doors to the front of the property. The kitchen/breakfast/family room has windows to all aspects and features an impressive bespoke fitted kitchen by 'Roundhouse Design' and has a comprehensive range of base and eye level units, Quartz worksurfaces and matching island and features a double larder cupboard, integrated fridge, five ring induction hob with ceiling extractor, twin Miele ovens, warming drawer, dishwasher and has a double inset sink with Quooker tap and has oak floorboards, which continue into the vaulted breakfast/family area, which has large bi-fold doors leading onto the rear terrace and garden. Leading off the kitchen is a boot room with fitted cupboards and door to the garden and there is also a utility room with built-in cupboards, space and plumbing for automatic appliances, worksurface, shelving and storage areas. Continuing on the ground floor there is also a study with fireplace, shelving, window to the front and a cloakroom.

On the first floor the large landing leads to five double bedrooms with an en-suite and dressing area to the master bedroom and further en-suites to bedrooms two and three, as well as a family bathroom.



OUTSIDE

Westcroft is approached over a gravel driveway and parking areas capable of standing numerous vehicles, leading to a weather boarded cartlodge, converted from a former coach house and now incorporates a double garage and a large workshop/machinery store.

There are areas of formal lawns to the front and the gardens to the side and rear are of particular note being predominantly laid to lawn with many mature trees, shrubs, hedging, beds and borders and a generously sized terrace abutting the rear of the property making a fabulous alfresco dining area.

In all the gardens and grounds extend to 1.08 acres (sts).

LOCATION

Westcroft stands on the western outskirts of the village in a picturesque, elevated location abutting countryside but within a few minutes' walk of the village centre.

This sought-after, picturesque village, set within undulating countryside, boasts a wealth of beautiful period properties, has a thriving community with a primary school, a very well-regarded public house/restaurant and a fine parish church. The nearby village of Long Melford offers a good range of everyday amenities with a wide variety of shops, stores and restaurants. The property lies equidistant between the towns of Sudbury & Bury St Edmunds with both enjoying a rich heritage and comprehensive facilities. The historic cathedral town of Bury St Edmunds offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens. For the rail commuter there is a branch line station at Sudbury with trains connecting to Marks Tey for London Liverpool Street, taking approximately 80 minutes.

The international airport at Stansted is about 45 miles away and in addition to air services there is an express train service to London. Alternatively, there is a mainline service from Colchester with fast and regular trains taking about 48 minutes.



DIRECTIONS

From Bury St Edmunds, head south on the B1066 and proceed for approximately 7 miles until you reach Hartest. Proceed through the village and just past the village Green take the right turn to Somerton. After about 200 yds, Westcroft will be found as the last house on the left before countryside.

What3Words: ///velocity.expectant.arch

PROPERTY INFORMATION

Services Mains water, electricity and drainage.

Oil fired central heating.

Local Authority Babergh District Council

Council Tax Band G

Tenure Freehold

Broadband Ofcom states speeds available of up to 1800Mbps

Mobile Coverage/Signal Yes- varies depending on network provider. Please visit www.ofcom.org.uk to check availability.

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



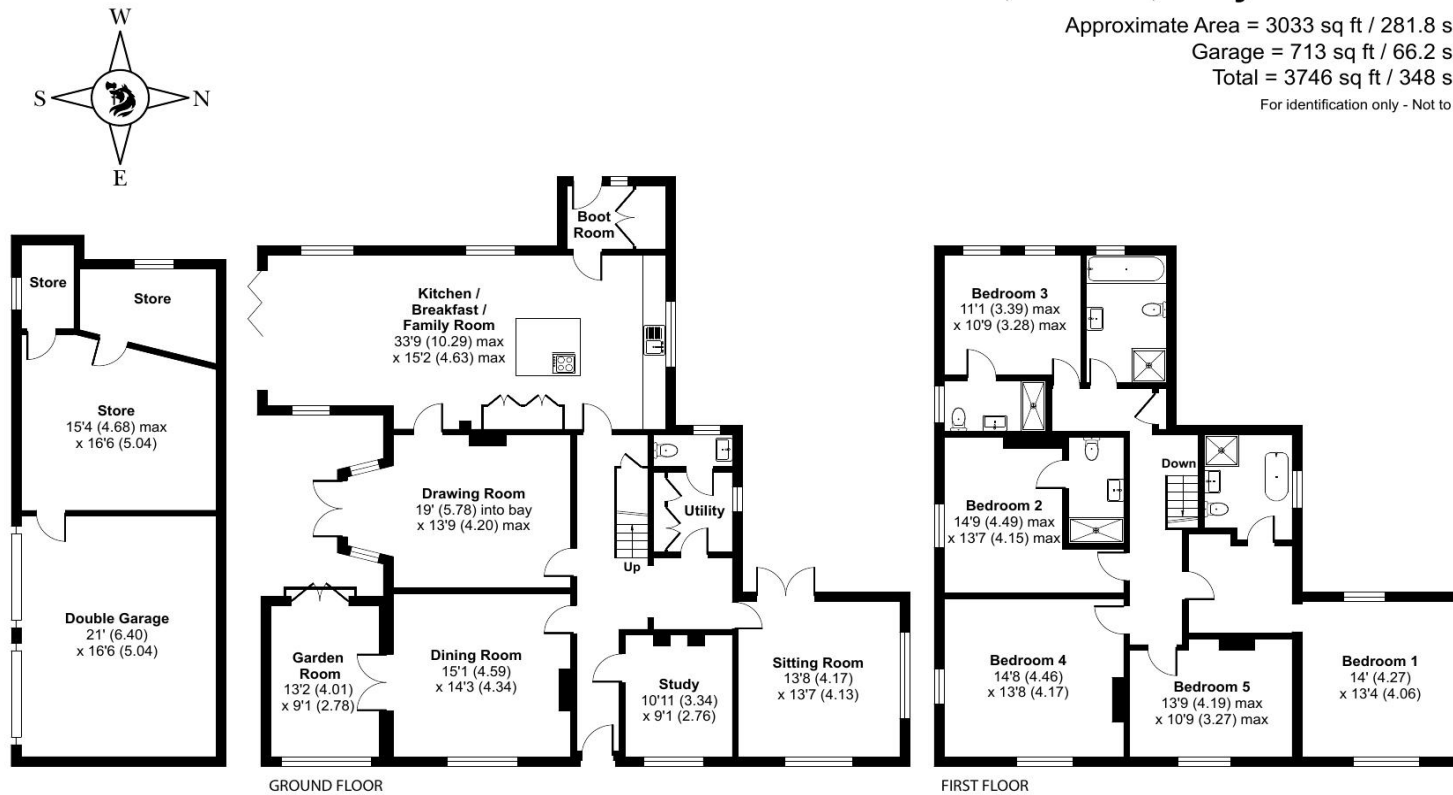
Somerton Road, Hartest, Bury St. Edmunds

Approximate Area = 3033 sq ft / 281.8 sq m

Garage = 713 sq ft / 66.2 sq m

Total = 3746 sq ft / 348 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2025. Produced for Jackson-Stops. REF: 1354817



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURY ST EDMUNDS

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