



GREENWAY HOUSE
ROUGHAM, SUFFOLK

JACKSON-STOPS 

**GREENWAY HOUSE, THE GREEN, ROUGHAM
BURY ST EDMUNDS, SUFFOLK, IP30 9JY
GUIDE PRICE £1,725,000**

A SUBSTANTIAL MODERN COUNTRY HOUSE,
PRESENTED TO A VERY HIGH STANDARD
THROUGHOUT, WITH BEAUTIFUL SOUTH FACING
GARDENS, GARAGING AND OUTBUILDINGS, ONLY
5 MILES FROM BURY ST EDMUNDS.



DISTANCE

BURY ST EDMUNDS 5 MILES

NEWMARKET 18 MILES

CAMBRIDGE 28 MILES

STANSTED AIRPORT 45 MILES

GROUND FLOOR

- Reception Hall
 - Sitting Room
 - Dining Room
 - Kitchen/Breakfast Room
 - Study
 - Snug/Playroom
 - Cinema/Media Room
 - Utility Room & Cloakroom
 - Gym with Kitchen & Cloakroom
 - First Floor Games Room/Office
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FIRST FLOOR

- Master Bedroom with En-Suite Bath/Shower Room
 - Four Further Bedrooms (Three with En-Suites)
 - Family Bathroom & Separate Cloakroom
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OUTSIDE

- Electric Gated Driveway & Spacious Parking
- Garaging/Carports and Outbuildings
- Party Pavillion & Summer House
- Tennis Court
- Beautiful Landscaped Gardens
- In All About 2.4 Acres (sts)



THE PROPERTY

Greenway House is a superbly presented country house being mainly of brick construction with rendered elevations under a tiled roof. The property is understood to date back to the 1930's and the current owners have significantly improved and extended the wonderful family accommodation to an exceptionally high standard and with acute attention to detail. The circa 5,000 sq ft of accommodation affords a high degree of versatility with the north wing affording the option as separate annex accommodation being connected to the principal accommodation by the ground floor link.

The accommodation in brief comprises an impressive entrance hall, with a wood burning stove and bespoke oak staircase leading to the first floor. The hall gives access to the sitting room, snug, study and dining room. The high specification bespoke Aga kitchen/breakfast room presents a large island/breakfast unit, fitted appliances and a range of base and eye level units with granite worktops. There is a 'back' staircase to the guest room, double doors out to the rear terrace from the kitchen and a utility room off to one side. The hall leading from the dining room has double doors to the rear terrace and gives access to the impressive cinema room with surround speakers, projector and screen. A door leads off the cinema room to a gym, cloakroom and kitchenette. A beautiful walnut staircase leads up to the first-floor games room/home office, but with the plumbing below could accommodate further bedrooms, if preferred. This wing also affords good annex potential.

On the first floor, the front landing gives access to the master bedroom suite which presents beautifully fitted wardrobes and a spacious, stylish en-suite. There are four further bedrooms, three of which benefit from en-suite bath/shower rooms with the fifth bedroom across the landing from the family bathroom and a separate WC.

OUTSIDE

Electrically operated gates give access across a spacious gravelled driveway which affords excellent parking space and access to the oak framed triple bay cartlodge garage, to the side of the house and to the end of the grounds, good additional garaging/high specification workshop space, a stable block, and useful storage units. The beautifully landscaped gardens are predominantly laid to lawn and surrounded by mature trees and hedging providing a high degree of privacy and seclusion.



A fabulous, beautiful oak framed party pavilion has been built alongside the cart lodge and is fitted with an integrated entertainment system, ambient lighting, with terrace to the side and has a kitchen area, ideal for alfresco dining and entertaining. There is also a bespoke built 'garden house' with a mezzanine split level, power and light. In all the gardens and grounds extend to about 2.4 acres (sts).

LOCATION

Greenway House stands in a peaceful private setting in this well-located village, surrounded by the Rougham Estate, and served by a thriving post office/village shop, a pub and a 'Good' rated primary school with a swimming pool, and with easy access to the A14, lies about 5 miles east of Bury St Edmunds and 12 miles to the west of Stowmarket, where there is a mainline rail station which has a fast and regular service to London's Liverpool Street, taking approximately 80 minutes.

More comprehensive facilities are available in the historic cathedral town of Bury St Edmunds, which offers an excellent range of amenities with 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.

Schooling: There are excellent local schools in both the public and private sectors including South lee, Finborough School, Old Buckenham Hall, Culford, Ipswich School, Framlingham College and St Joseph's College.

The international airport at Stansted is about 45 miles away and in addition to air services there is an express train service to London.

DIRECTIONS

From Bury St Edmunds proceed east on the A14, leaving at junction 45 following the signs to Ravenwood Hotel. Continue past the hotel entrance and at the T junction, with the entrance to the Rougham Estate Roots Café and gift shop on the left, turn left into Almshouse Road. Proceed along Almshouse Road, past School Road and into Rougham Green. Take the left turn into Moat Lane past the playing fields and village hall. Proceed along Moat Lane and Greenway House will be found as the last house on the right behind high electrically operated gates, affording a high degree of privacy.



PROPERTY INFORMATION

Services Mains water, electricity and drainage. Oil fired central heating. LPG tank for the Aga Range Cooker.

Local Authority West Suffolk Council

Council Tax Band G

Tenure Freehold

Broadband Ofcom states speeds available of up to 5500Mbps

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

Viewing Only by appointment with Jackson-Stops.

Tel. 01284 700535







Bury St. Edmunds, IP30 9JY

Approximate Area = 5,005 sq ft / 464.9 sq m
 Limited Use Area(s) = 134 sq ft / 12.4 sq m
 Outbuildings = 2863 sq ft / 266 sq m
 Total = 8002 sq ft / 743.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	65	72
E		
(21-38)		
F		
(1-20)	65	72
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.COM		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.

Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

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PROPERTY EXPERTS SINCE 1910