



West Stow

Bury St. Edmunds

Guide Price £695,000

LACY SCOTT
& KNIGHT

est. 1869

Tanglewood

West Stow | Bury St. Edmunds | Suffolk | IP28 6ER

Bury Station 5 miles, Cambridge 28.5 miles, Stowmarket 19 miles

A late 1960s property offering so much space and potential in a private and favoured location in West Stow. Offering a rare opportunity - we anticipate it will create much interest now being offered for sale for the first time in many years.

Porch | Entrance Hall | Cloakroom | Study | Sitting Room | Dining Room | Kitchen | Rear Hall | Annexe Utility/Kitchenette | Sitting Room/Home office | Ground Floor En-suite Bedroom | Four First Floor Bedrooms | Family Bathroom | Double Garage | Driveway | Large Gardens

Tanglewood

Tanglewood is a detached house well set back within a wooded acreage plot and offers a spacious and much loved family home with its original vintage 1960's charm and features - now suited to full cosmetic updating throughout. The house offers a very practical and quite sizeable layout, as a 4 bedroom/3 reception room family home. Also on the ground floor is a separate annexe with its own front entrance. This offers the potential for multi-generational living or a guest wing/working from home set up that is fully self-contained.

In further detail:

The entrance porch leads into the generous hallway with turning stairs to the first floor. The ground floor cloakroom has a window to the side, WC and basin. The study has two windows. The main sitting room is a good size and has large picture windows to the side and French doors to the rear, it is a bright and open room also giving access to a rear patio. There is a large feature brick fireplace with tiled hearth and open fire grate.



The dining room opens into the kitchen via bi-folding louvre doors. There is a large picture window to the front in the dining room and the kitchen space offers plenty of room for free-standing appliances and freestanding furniture with a uPVC window overlooking the rear gardens and sink unit/cupboards below. The inner hall leading off the kitchen has a glazed uPVC door & window out to the gardens and a large boiler cupboard housing the Grant Oil boiler serving the central heating.

A door leads to the single storey annexe – this offers a utility room or potential kitchenette with uPVC window to the rear and a door into the living room/home office space – a large room

with vintage pine cladding, large picture window and glazed door (with direct access) to the front. There is a further small hallway leading to the spacious bedroom 5 with a uPVC French door to the rear, and an en-suite shower room.

Upstairs, the spacious landing leads to all rooms with two windows to the front. Bedroom one, to the rear is a good size room and has triple sliding door wardrobes with double-hanging space and a large picture window. The airing cupboard is alongside. The family bathroom offers a bath, WC, pedestal basin, bidet, shower cubicle and window to the rear. Whilst updating this room in our opinion it could potentially be divided

to create an en-suite alongside bedroom one. The second bedroom is also a good size with lovely outlook to the rear. Bedroom three has windows to the front and side and bedroom four also with windows to the front and other side.

Outside

The grounds of Tanglewood offer ample space around the home being well set-back from the road, with a long sweeping carriage driveway off the road providing ample parking and a lovely approach. The plot extends to approx. 1.43 acres, or 0.58 ha and is heavily treed with established oaks and other hardwoods, mixed hedges and ranch-fencing alongside some of the neighbouring property boundaries. The plot tapers to the rear and leads down to the bank of the River Lark with direct water access. There is huge scope to add your own touches to the gardens, ideal for any keen gardener, or simply enjoy the natural surroundings and space around you. Alternatively, offering ample space to potentially extend and further develop the property if this is required (subject to planning permission).

Location

West Stow is a natural semi-rural setting, with easy access to the centre of Bury St. Edmunds (approx. 5 miles to the rail station). You are also in very easy reach here of the highly regarded Culford School. West Stow is also known for its lovely natural heavily wooded surroundings, its historic Country Park, and Anglo-Saxon village. Close by too is access to the nature reserve in the Kings Forest, Lackford Lakes, Fullers Mill Gardens and Flempton Golf Club each providing for a wide range of outdoor leisure activities. The amenities of the historic centre of Bury St. Edmunds, further schooling and a wide variety of leisure, shopping, and entertainment options are all within reach just a few miles away.

Property Information

Services: Mains Electricity, Water, Drainage, Oil Fired Central Heating

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



Local Authority: West Suffolk Council. Council Tax Band G.

Tenure: Freehold.

Broadband Coverage: Superfast available 75 Mbps 20 Mbps – Source Ofcom.

Mobile Coverage: Variable outdoors – Source Ofcom.

Agent's Note: The title is unregistered. The buyer will need to attend to first registration on purchasing.

Directions
What3words:///defrost.automate.grapevine

Approaching the property from Bury St Edmunds direction, it is just past the Chimney Mills cul-de-sac turning, being the first property immediately on the left.

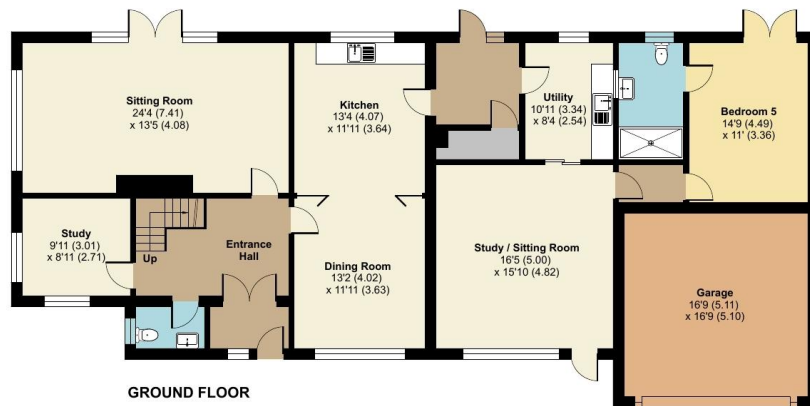
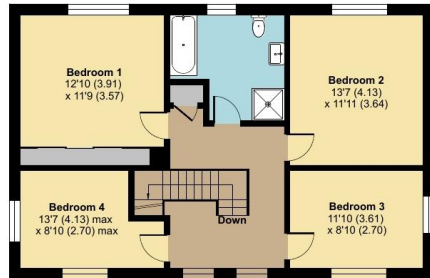
Tanglewood, West Stow, Bury St. Edmunds, IP28

Approximate Area = 2560 sq ft / 237.8 sq m

Garage = 281 sq ft / 26.1 sq m

Total = 2841 sq ft / 263.9 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). © richcom 2026. Produced for Lacy Scott & Knight. REF: 1414736



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

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