



Bribery Lane, Off Crownland Road, Walsham Le Willows

Sheridans



Bribery Lane, Off Crownland Road, Walsham Le Willows IP31

Guide Price £945,000

ADV

A well-crafted house of some 4100 Sq Ft providing beautifully arranged accommodation enjoying an enviable setting with no near neighbours affording spectacular views.

Autumn House is an exceptional house, built only three years ago to a very high standard, providing a superb level of beautifully arranged accommodation, complemented by generous grounds around 1.7 Acres, an enviable rural setting with no near neighbours and affording the most amazing panoramic countryside views.

The particularly well-crafted accommodation extends to approximately 4100 Sq Ft and includes lavish bathroom suites, superb kitchen breakfast room with vaulted ceiling, bi-fold doors, traditional fireplaces, sash windows, underfloor heating and currently in brief comprises; Entrance door opening to entrance porch with door to; reception hall, with a stylish tiled floor, exposed red brick feature wall, stairs off to first floor and door to cloakroom with close coupled WC and sink.

Sitting room; an elegant reception with a lovely light and airy atmosphere, windows to front and rear, large bay window to side, bi-fold doors to rear gardens, fireplace with wood burning stove and polished Oak flooring with under floor heating. Snug; a cosy flexible reception with window to front. Family room; a wonderful space ideal for entertaining, with polished Oak flooring and fireplace with wood burning stove and feature brick wall. Kitchen breakfast room, a wonderful space beneath a vaulted ceiling, fitted with an extensive range of quality units complemented by integrated appliances and Quartz preparation surfaces and Island, fireplace with wood burning stove whilst windows and bi-fold doors open to the gardens. Utility room; with cupboards containing heating system.

On the first floor is a large landing with walk in wardrobe, stairs to second floor, door to master bedroom; a wonderfully bright bedroom with large bay window providing spectacular countryside views, further windows to front and rear, walk in wardrobe and en-suite shower room. Two further en-suite guest bedrooms and a luxurious family bathroom complete the accommodation.

On the second floor is a landing and two huge bedrooms, largest measuring 33ft x 11ft, and both affording fabulous countryside views.

Outside

The house is approached along a driveway providing extensive vehicle parking, turning space and access to the side of the property and to the triple garaging with electric doors with adjoining store. The gardens are a fabulous feature being mostly laid to lawn with stone paved terraces and a wonderful contemporary summer house with terrace enjoying amazing views across the gardens and surrounding open countryside.

Location

Autumn House enjoys an amazing rural setting along a quiet lane with no near neighbours, affording panoramic countryside views. The popular and picturesque village of Walsham Le Willows provides a good range of local facilities including a very well regarded primary school, butchers, builders merchants, parish church and two public houses. Walsham Le Willows is situated approximately 12 miles to the north east of Bury St Edmunds and provides convenient access to the A143 to the market town of Diss with its main line rail link to London.

- Reception hall, cloakroom
- Sitting room
- Snug, Utility
- Family room
- 31ft vaulted kitchen breakfast room
- All in around 1.7 Acres
- Master suite, four further bedrooms (including two huge second floor bedrooms)
- Two further en-suites, luxurious family bathroom
- Extensive driveway, triple garaging
- Superb gardens and breathtaking panoramic views

Directions

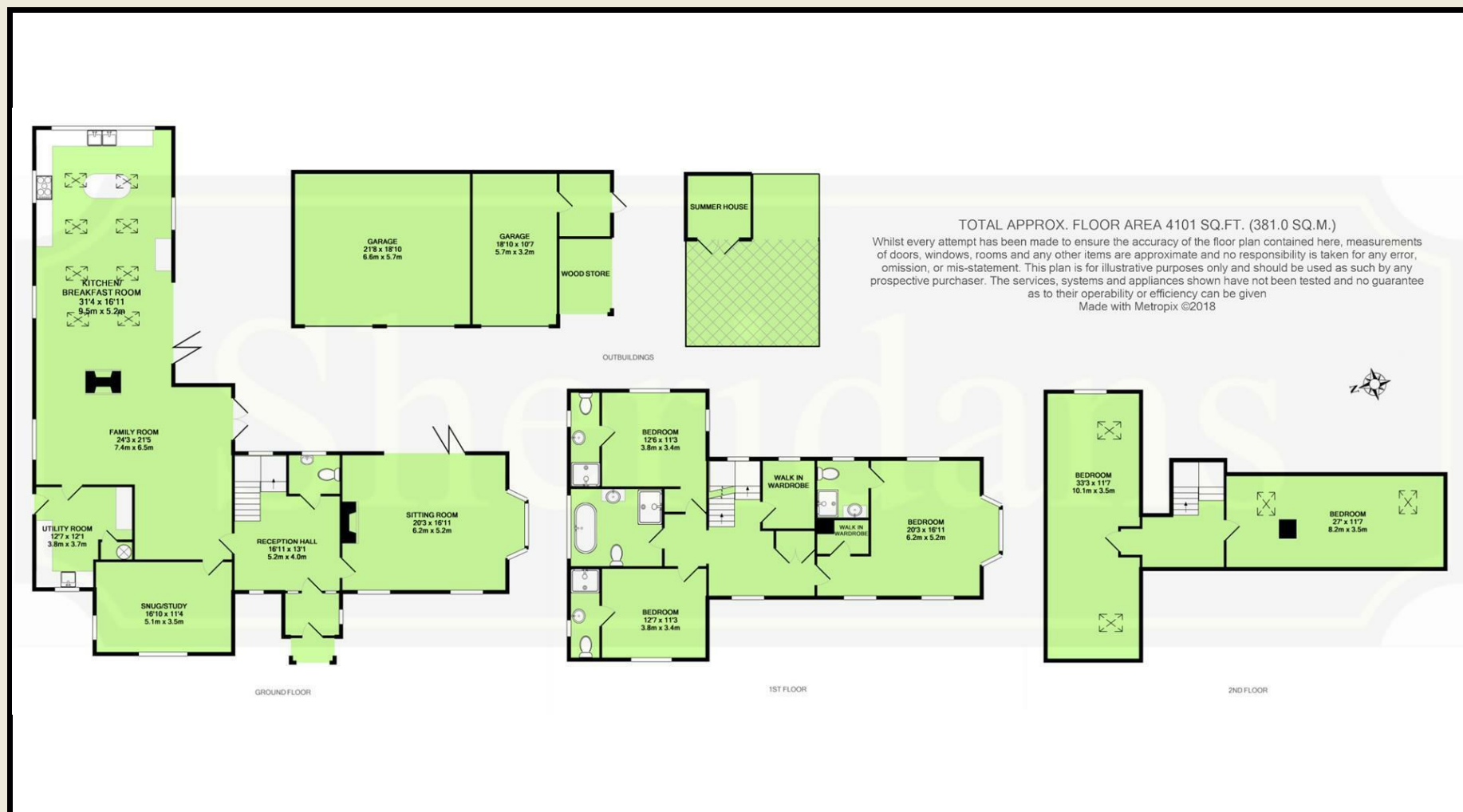
When entering Walsham Le Willows along Badwell Road from the direction of Badwell Ash, Hunston and Bury St Edmunds, take the first right into Palmer Street and then continue into Crownland Road. Follow the road and after Proctors Farm, turn left into Bribery Lane, where the entrance to the property will be found further on the right hand side.

Services

Mains electricity and water are connected. Private drainage. Air source underfloor heating. Solar panels. Council Tax Band G.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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