



Church Road, Felsham

Sheridans







# Church Road, Felsham IP30 0PW

Guide Price £700,000

A recently restored family home standing within beautiful gardens in a highly regarded village location. All in just over half an acre.

Reputed to have been built as the village rectory in the 1940's, The White House is a stylishly presented family home standing within superb south facing part walled gardens extending to approximately 0.6 acres (STS) in a highly regarded Suffolk village.

The White House is a well proportioned and arranged family home having been recently sympathetically extended and refurbished to a high standard by the current owners. It now offers luxurious accommodation suited to modern family life with the Aga kitchen/diner, family bathroom and 2 ensuite shower rooms being of particular note. All the windows and patio doors have been replaced with bespoke double glazed timber units made by local craftsman as have the solid oak front and back doors. The electrics and plumbing have also been upgraded with a new Grant boiler and hot water system being installed.

In brief the accommodation comprises a solid oak front door which leads to the reception hall with hard wearing Karndean flooring and stairs to first floor with useful under stairs storage cupboard. Oak doors to the snug with corner fireplace and windows to side and front gardens, cloakroom, study and a spacious sitting room. The latter with a traditional fireplace and inset woodburning stove, and patio doors and windows overlooking the rear garden.

The light and airy Aga kitchen/diner presents a window and large bay patio door to the rear garden, a slate floor with the focal point being the fire engine red electric Aga with a further electric hob and built in oven to the side. Polished dark granite work surfaces with tiled splashbacks, a central island and a range of traditional style units with integrated dishwasher, larder fridge and ceramic butler sink with mixer tap complete this wonderful space.

The slate tiling continues through from the kitchen to the boot/utility

room, a range of units with rolled top work surface and stainless steel sink/drainers, plumbing for washing machine and a solid oak stable door which gives access to the side garden and outbuildings.

On the first floor there are 4 double bedrooms and a large airing cupboard. The splendid master bedroom which has views over the rear garden is served by a luxurious ensuite shower room with large walk in shower with slate tiling. The guest room also benefits from an ensuite shower room with the further bedrooms being served by the spacious family bathroom which comprises a freestanding roll top bath and separate shower cubicle with travertine tiles.

## Outside

The house is approached through a pair of Iroko hardwood electric gates which open to a gravel driveway providing extensive parking and access to the detached garage. The gardens are an outstanding feature of the property and are mainly laid to lawn with well stocked flower beds, shrubs and mature trees including apple and fig as well as a grape vine. The south facing rear garden is partly boarded by the original kitchen wall to the Old Rectory and a high hedge to the front provides a great deal of privacy to the owners.

## Location

The House is situated within the heart of the village next to the Old Rectory. Felsham has good local amenities which include a post office/stores, public house, parish church and garage. The village is situated approximately 8 miles to the South East of the thriving market town of Bury St. Edmunds with its superb range of shops, schools, leisure and cultural facilities. The market town of Stowmarket lies about 8 miles to the East, also with good range of amenities and direct rail service to London (Liverpool Street). The A14 dual carriageway (about 5 miles) provides good road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/M11.

- Reception hall, cloakroom
- Sitting room
- Study
- Snug
- Aga kitchen dining room
- Boot room
- Four Bedrooms and two en-suites
- Family bathroom
- Electric gates, garaging, outbuildings
- Beautiful part walled gardens

## Directions

When entering Felsham from the direction of Bury St Edmunds, proceed to the village green. Turn left onto Church Road, passing the public house and church, where the driveway leading to the house will be found further on the right hand side.

## Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32 plus) <b>A</b>		
(11-31) <b>B</b>		
(8-10) <b>C</b>		
(5-7) <b>D</b>		
(3-4) <b>E</b>		
(2-3) <b>F</b>		
(1-2) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 2153 SQ.FT. (200.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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