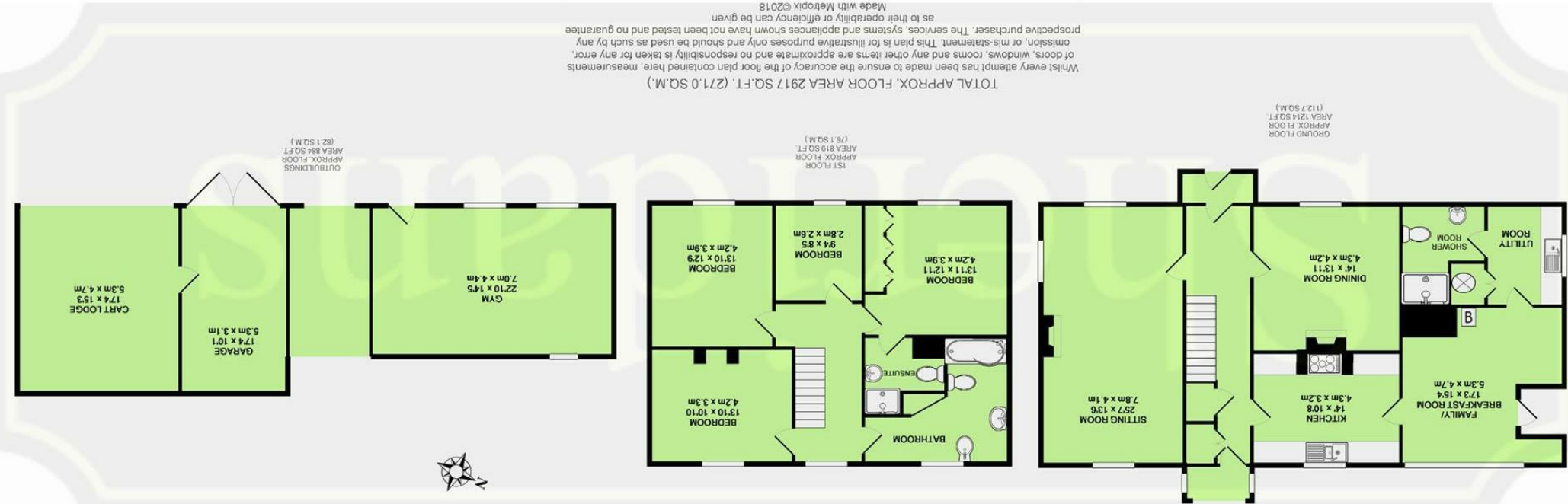




Lavenham Road, Great Waldingfield



SOLD
STC



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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TOTAL APPROX. FLOOR AREA 2917 SQ.FT. (271.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 1214 SQ.FT. (112.7 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

OUTBUILDINGS
APPROX. FLOOR AREA 884 SQ.FT. (82.1 SQ.M.)

CART LODGE
17'4" x 15'3"
5.3m x 4.7m

GARAGE
17'4" x 10'1"
5.3m x 3.1m

GYM
22'10" x 14'5"
7.0m x 4.4m

BEDROOM
13'10" x 10'10"
4.2m x 3.3m

BEDROOM
13'11" x 12'11"
4.2m x 3.9m

BEDROOM
9'4" x 8'5"
2.8m x 2.6m

BATHROOM
4'2m x 3.9m

SITTING ROOM
25'7" x 13'6"
7.8m x 4.1m

KITCHEN
14' x 10'8"
4.3m x 3.2m

BREAKFAST ROOM
17'3" x 15'4"
5.3m x 4.7m

DINING ROOM
14' x 13'11"
4.3m x 4.2m

UTILITY ROOM
17'3" x 4'7m

SHOWER ROOM

ENSUITE

Sheridans Estate Agents

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The Property Ombudsman

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Lavenham Road, Great Waldingfield CO10 0RW

Guide Price £685,000

A magnificent detached period home set in generous grounds yet centrally positioned within this well-served village.

This handsome early Georgian property is believed to date back to 1732 and possesses some fine features from this era. Large sash windows flood the rooms with an abundance of natural light and these rooms offer excellent ceiling heights, ornate cornicing and deep wooden skirting. The vendors have made several improvements to the property whilst retaining the charm and integrity of this wonderful home; most windows now benefit from discreet, quality secondary double glazing and the addition of the wood burner to the sitting room enhance the appeal of this room even further. The en-suite shower room has been refurbished and the studio insulated and currently used as a gymnasium. The property sits in attractive grounds of 0.56 acres (subject to survey) and further benefits from garaging, a double cart lodge and ample off-road parking.

Accommodation
An imposing open porch with Roman columns opening to the entrance vestibule and in turn to the entrance hall. An excellent, generous initial area with tiled flooring, stairs rising to first floor, two storage cupboards and door to rear garden. The sitting room runs the full length of the property and is an impressive room. Sash windows to three aspects, picture rails and with the dual fuel stove being the focal point of the room. The dining room is again a generous space as is currently used as a study. Exposed wooden floorboards, sash window and fire place with wood surrounds and slate hearth. The kitchen is fitted with a range of floor and wall units with the brick chimney recess housing the range cooker, integrated dish washer and space for appliances. A door leads to the versatile family breakfast room; a light and airy room with fine views across the garden and a stable door leading to this. To one corner is a feature bread oven with brick chimney and to the side of this is the oil fired boiler. The utility provides an excellent area for countryside living and benefits from additional storage cupboards, sink unit, plumbing for washing machine and space for tumbler dryer. A door leads to generous wet room.

The galleried landing, with sash window, gives access to all bedrooms. The master bedroom benefits from a range of fitted wardrobes and a well-appointed en-suite shower room. There are three further bedrooms which are served by the spacious family bathroom.

Outside
A brick pillared entrance with wrought iron double gates opens to the driveway, which provides ample parking for several vehicles to the rear of the property, and in-turn leads to the wooden carport and garage. The studio is an excellent, versatile space which has been insulated and benefits from power, lighting and water connected. The gardens are a fine attribute of the property with the front garden a particular delightful area with pathways, box hedging and stone feature. The gardens wrap around the house, are mainly laid to lawn with a designated wildlife meadow and are interspersed with mature trees and hedging.

Location
Great Waldingfield Hall is situated in the centre of Great Waldingfield, to the northeast of the popular and well served Market Town of Sudbury. The village is a popular location and local amenities include a primary school, village shop/post office and public house and also provides bus links with Sudbury, Bury St Edmunds and Colchester. The property also offers excellent commuting links wider afield with Sudbury being a branch line train station linking to Colchester, which is a main line to London Liverpool Street Station.

Services
Mains electric, water and drainage. Oil fired central heating

Council
Babergh District Council. Council Tax Band G

Directions
Leave Sudbury on the B1115, signed to Great Waldingfield and upon entering the village take the first exit off from the mini roundabout, staying on the B1115 where the property can be found on your right marked with a Sheridans For Sale board.

- Elegant detached Georgian home
- Attractive ground of 0.56 acres (STS)
- Range of excellent outbuildings to include a gym
- Stylish sitting room & dining room
- Kitchen & family / breakfast room
- Utility & shower room
- Master bedroom & en-suite
- Three further bedrooms & family bathroom
- Garaging and off-road parking
- Viewing highly recommended

