



£625,000

High Street, Long Melford, Sudbury,
Suffolk



THE PROPERTY

The welcoming entrance hall provides access to two versatile front reception rooms, one currently used as a playroom and the other as a ground-floor bedroom. The hall also leads to a utility room/WC with plumbing for a washing machine and tumble dryer.

At the heart of the home is the stunning open-plan kitchen/dining/family room, a beautifully extended space with fitted cabinetry, an inset butler sink, integrated appliances, and a central island with a breakfast bar. The family area offers comfortable seating, and bi-fold doors open to the garden, creating seamless indoor-outdoor living.

Upstairs, the principal bedroom enjoys an ensuite shower room and picturesque views over the garden and fields. Two further double bedrooms face the front, while the family bathroom includes a panelled bath, WC, and wash hand basin.

Externally, the property boasts a large driveway for ample off-road parking. The landscaped rear garden features a paved patio, lawn with mature borders, and an outbuilding, with stunning countryside views.

THE LOCATION

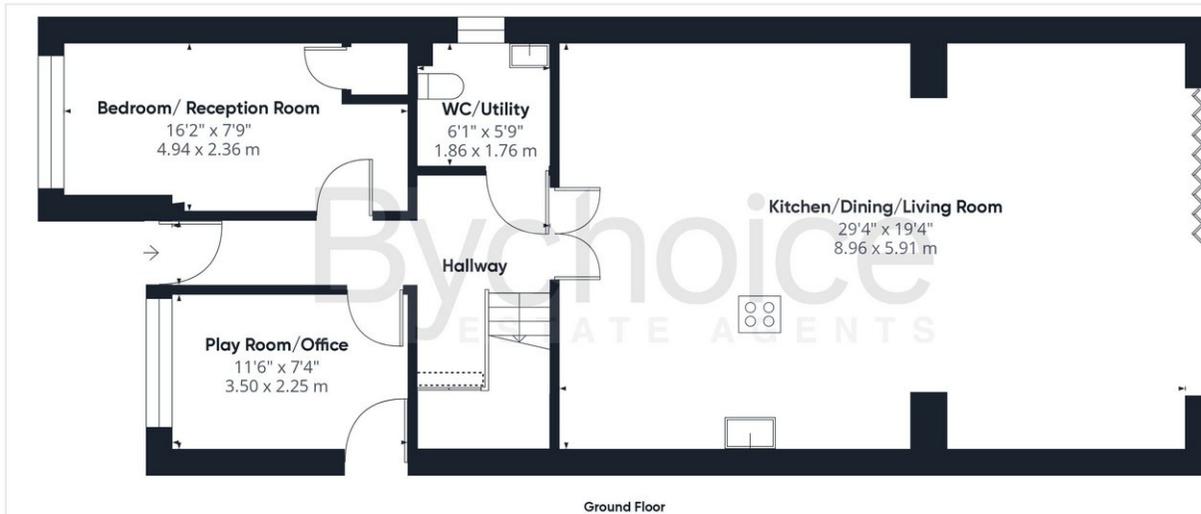
Set in the picturesque village of Long Melford, this home offers a perfect blend of history and modern convenience. Known for its Tudor and medieval architecture, including Long Melford Hall, the village is rich in charm. Enjoy boutiques, antique shops, art galleries, and a vibrant dining scene with locally sourced cuisine.

Surrounded by rolling countryside and the River Stour, Long Melford is ideal for walking, cycling, and outdoor pursuits. The village boasts a welcoming community, excellent schools, and local events, while nearby Sudbury provides additional amenities and transport links.









Ground Floor



Floor 1

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Approximate total area^m
1595.52 ft²
148.23 m²

Reduced headroom
1.94 ft²
0.18 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council & Council Tax Band – Babergh District Council - Band E

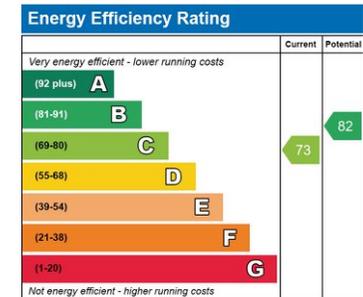
Tenure – Freehold

Broadband – Ultrafast broadband available, with download speeds of 1800mbps and upload speeds of 220mbps available.

Mobile Coverage – (Mention the mobile network providers available and whether the area supports 4G/5G coverage)

Utilities – Voice & Data available outdoors with EE, O2, Three & Vodafone

Property Construction – Standard Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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