



Rectory Road, Kedington, Haverhill, CB9 7QL

Offers Over £1,000,000

LEE WILKINSON

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Rectory Road, Kedington, Haverhill, CB9 7QL

Lee Wilkinson Estate Agents are pleased to present this beautifully presented 5 bedroom family home, absolutely full of character, with large parking area, a garage/workshop & a pair of cart lodges set in the heart of this lovely friendly village.

Kedington offers easy access to Newmarket, Cambridge, Saffron Walden & Haverhill by road, & fast track train to London from Whittlesford & Audley End stations.

There are a great range of facilities, including a well regarded primary school, two nearby preparatory schools, two public houses, renowned butcher, nearby village shop, plus many interesting walks, and a huge recreation ground..

Suffolk House is a Grade 2 listed property which also includes two superb self contained annexes ideal for multi-generational living, renting out to produce an excellent income, or for possible office use (STP)

Ref **LW0712**

ENTRANCE HALL

With stairs to first floor and doors through to;

STUDY

12' 11" x 14' 0" (3.96m x 4.28m)

A lovely bright room with windows to side and front aspects. Traditional wooden sash style window shutter. Wooden floor. Double part glazed doors through to;





CHEESE ROOM

6' 5 max" x 5' 0 max" (1.96m x 1.52m)

Traditionally the cheese store, now used for wine storage.

FAMILY ROOM

18' 9 max" x 18' 9 max" (5.72m x 5.72m)

A great space adjacent, and open to the kitchen. Space for large family dining table, as well as comfy sofa's. Inglenook fireplace with wood burning stove inset, sat on a brick and tiled hearth. Window to side aspect and glazed double doors leading onto garden patio area, making this a great entertaining area. Tiled floor. Step up to;

DINING ROOM

19' 11" x 14' 1" (6.08m x 4.31m)

(Leading from Entrance Hall). Formal dining room with open fireplace with wooden surround and mantle, and stone and brick hearth. Wooden floor. Windows to front and rear aspects. Opening to;





SITTING ROOM

13' 2 max" x 22' 9 max" (4.01m x 6.93m)

A simply beautiful and elegant room. Carved wooden fire surround and mantle, framing and open fire with stone hearth. Wooden floor. Window with wooden shutter to front aspect, and double, part glazed doors opening onto garden patio area.

KITCHEN

12' 9 max" x 12' 4 max" (3.89m x 3.76m)

Fitted with a range of bespoke farmhouse style wooden units, with granite worksurface over, and large Belfast sink with mixer tap over. Full height pantry cupboard. Integral Dishwasher and Fridge. Rangemaster Range cooker. Tiled floor. Wooden double doors into parking courtyard. Two windows to side aspect and door through to;

UTILITY ROOM

5' 11 max" x 16' 0 max" (1.8m x 4.88m)

With space and plumbing for Washing Machine and space for separate Fridge/Freezer. Worksurface space with wall units over. Useful storage space for coats and shoes. Part glazed doors into both courtyard and garden. Door through to;

CELLAR

13' 6 max" x 22' 6 max" (4.11m x 6.86m)

Fantastic space, currently used for storage. Brick floor and radiator heating.

1ST FLOOR - LANDING

A lovely bright and airy Landing, with two windows to rear aspect. Access to loft space, and doors through to all bedrooms.

MASTER BEDROOM

13' 5 max" x 20' 0 max" (4.09m x 6.1m)

Window to front aspect and picture bay window taking in the views over the garden. Feature cast fireplace with wooden surround and stone hearth. Door through to;

ENSUITE

Three piece suite comprising W/C, pedestal wash hand basin, and multi jet massage corner shower. Heated towel rail and electric shaver point. Tiled walls and floor.

BEDROOM 2

15' 1 max" x 13' 0 max" (4.6m x 3.96m)

Cast fireplace with wooden surround. Walk in wardrobe, and glazed double doors leading onto Roof Terrace with superb views over the garden.





BEDROOM 3

13' 1" x 14' 4" (3.99m x 4.38m)

A range of fitted wardrobes and storage cupboards. A bright and airy room with windows to side and front aspects.

BEDROOM 4

13' 6 max" x 13' 4 max" (4.11m x 4.06m)

A range of fitted storage cupboards. Window to front aspect.

BEDROOM 5

13' 5" x 8' 0" (4.09m x 2.44m)

Window to front aspect.



BATHROOM

Four piece suite comprising Bath with mixer tap, W/C, Pedestal wash hand basin and large walk in shower enclosure with thermostatic multi head shower. Tiled walls and floor. Heated towel rail and obscured window to rear aspect.

OUTSIDE - GARAGE

11' 8" x 17' 10" (3.57m x 5.45m)

Flint construction with brick floor. Window to side wall. Power and lighting. Joined to the garage is a garden storage room of the same construction measuring 2.18m x 3.23m

STORE ROOM

12' 9" x 9' 3" (3.91m x 2.84m)

Window to rear aspect, and door through to;



CART LODGE

18' 2 max" x 29' 5 max" (5.54m x 8.97m)

Undercover parking and storage space.

OUTSIDE

A shingle driveway provides parking for numerous vehicles, and in turn leads to the Garage and cart lodges. To the side of the property is a lovely private walled garden, offering peace and tranquillity, and filled with mature plants, flowers and shrubs. The garden also benefits from paved patio and seating areas.

ANNEXE ONE

The larger of the two self contained annexes, with Kitchen/Diner, Utility Room, Sitting Room, two large bedrooms and shower room. One of the bedrooms, can be permanently separated, which could form a separate office or hobby room etc.

ANNEX TWO

Comprising of Sitting Room, Kitchen, Bedroom and Shower Room, this building is full of character features, and has previously been rented successfully for many years.





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