



EH

EXQUISITE
HOME

SOAKED IN HISTORY

Suffolk House has two famous former residents, Jack Sainsbury of the Sainsbury dynasty, and the renowned Victorian dramatist and poet Herman Charles Merivale. Behind the house lies a large secluded courtyard area, where the two annexes, the Creamery and the Annexe are located. The Creamery was where cheese was made, and was sold from the rear door of the farmhouse, which still has the original Cheese plaque in situ.



Delightful Village Location

In the centre of the pretty close knit West Suffolk village of Kedington lies this charming spacious (approx 3,100 sq ft) well kept Georgian Grade II listed detached former farmhouse. The property has five double bedrooms, 2 bathrooms, 2 cloakrooms, 4 reception rooms, 2 annexes, a double cart lodge and a very large garage/workshop, and a very pretty secluded garden with sunny patio, completely private. The property has fast speed internet throughout.

Kedington was mentioned in the Domesday book of 1086, and its beautiful 13th century church was constructed on top of a Roman villa.

The village has an excellent primary school, a pub, a convenience store, a thriving village hall, a well supported community centre, a huge recreation ground, a renowned butcher, an excellent Chinese delivery, a library, a hairdresser, horse riding facilities and many riverside walks. There are plenty of social activities in this very friendly village. There are two nearby private schools at Stoke by Clare and Barnidiston The beautiful towns of Saffron Walden, Newmarket, Bury St Edmunds and Cambridge are all approximately 35 minutes away. Stanstead Airport is approximately 30 miles away via the M11.

Regular fast trains run from Audley End, Whittlesford Parkway and Great Shelford, each around 30 minutes away. Interior Layout Downstairs

Interior Layout Downstairs

The front steps lead up to three stone steps with wrought iron baluster on each side above which is a superb large period lantern. The hallway leads to a large study/second sitting room, with wooden floor, through to the tiled rear hall, with a w/c and the Cheese room off, currently used as a wine store/ boot room.

The main charming sitting room with exposed wooden floor has an attractive open working fireplace and mantelpiece, with three graceful arched alcoves in the walls with built in shelving, and double doors opening out into the garden. Of particular note are the rising sash shutters to the sash windows serving the three principle rooms to the front.



Through an arch is the delightful formal dining room, and a small hall area leads down to the large cellar, and through to the dual aspect breakfast room and kitchen, all with underfloor heating. There is a wood burner with an oak Bressamer beam and double glazed doors out onto the patio.

The smart bespoke kitchen made by the renowned Knights Country Kitchens features cream cabinets, quartz worktops, integrated Bosch dishwasher and fridge, an electric Rangemaster with gas hobs, extractor, and a ceramic Belfast sink. There are two large doors which open out to the courtyard, they have feature pillars on the outside. The useful utility room off has a small cloakroom leading off, to a rear door opening out to the garden. Another door leads to a useful 'pantry' area for storage and then through to the cart lodge.

Light and Space upstairs

The staircase rises to the spacious sunny landing, with all the bedrooms off. The main dual aspect bedroom has an attractive feature tiled fireplace with an ensuite power shower room, and a large window overlooking the garden, while the second bedroom has a walk in wardrobe feature fireplace, with double doors opening on to a lovely castellated balcony overlooking the garden. Set with a table and chairs it is the ideal guest bedroom. The third bedroom benefits from built in cupboards, the fourth bedroom has a mass of built in cupboards, including one for the immersion/hot water cylinder. The smaller fifth double bedroom could also be used as a nursery/ playroom.

The smart four piece family bathroom has a large walk in shower and a bath with side mounted taps.

Added value

Across the private courtyard are the two annexes of approx. 1500 sq ft, both of which have been converted into separate living accommodation to a high standard and both could achieve very high income from Airbnbs or holiday lets. The Annex has a shower room, utility area, kitchen and dining area, and a huge wooden floored sitting room. Subject to planning this could make a superb office/showroom/business.





The Annexe



The Creamery has a fitted kitchen with underfloor heating, shower room, lounge and bedroom, with feature beam and flint wall.

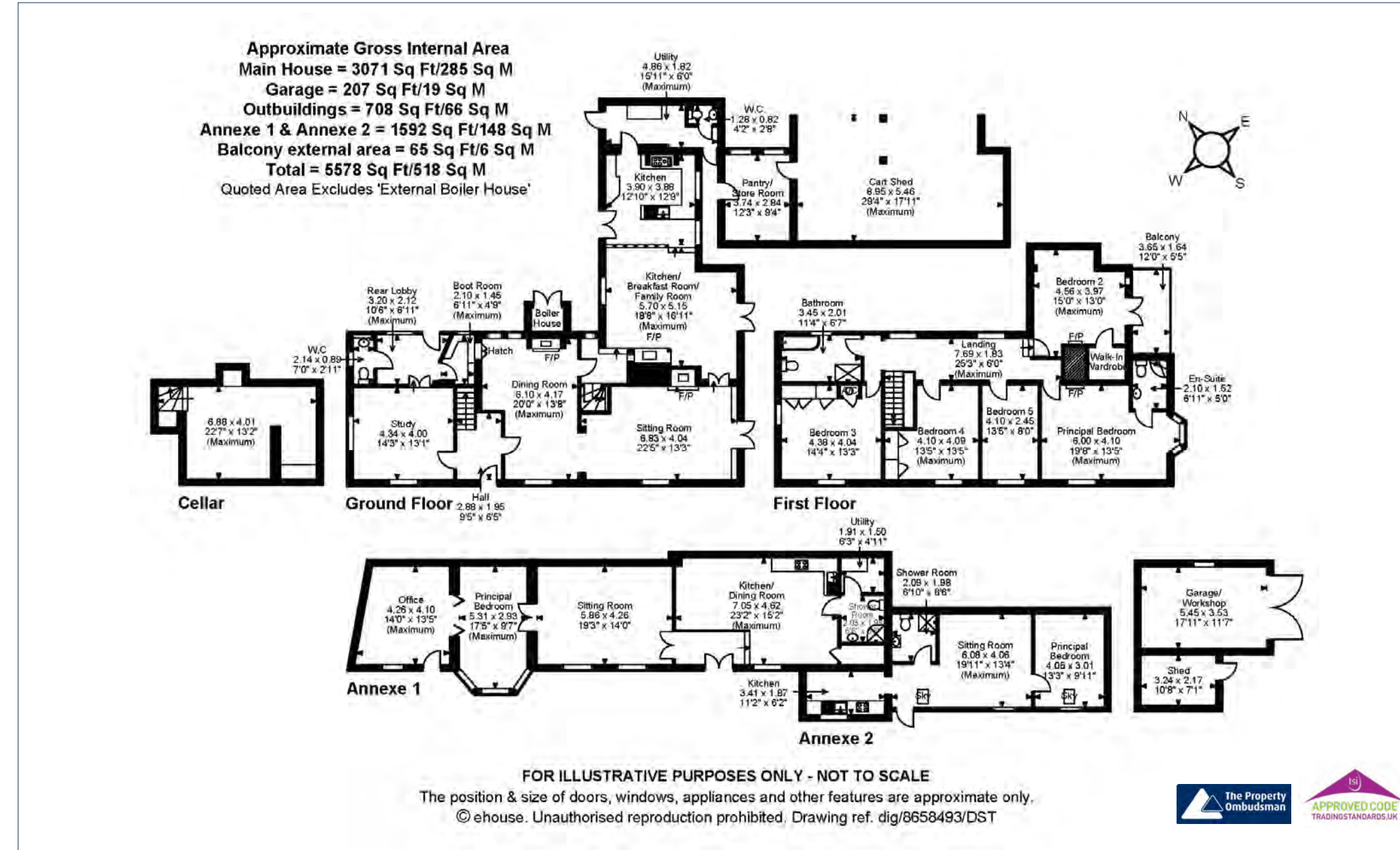
A recent Combi boiler supplies both properties.

Pretty secluded garden

Facing Southeast, it is completely private and only accessible through the house. Flanked on either side by a mellow brick wall with exposed flints. There is a sunny terrace, ideal for al fresco dining, a pretty water feature, a small summer house at the bottom of the garden, a lawn and a mature Magnolia. There are a fig tree, a Quince, an Apple, a Cherry and a prolific Pear tree. There is also a vine.

Ideal for social gatherings with both sets of double doors allowing access in and out.

Spacious, versatile and immaculate inside and out, this property has everything going for it.



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