



EH

EXQUISITE
HOME



IMMACULATE HOME IN UNSPOILT COUNTRYSIDE

Standing on around two acres of land in open countryside is this stunning detached property, thought to have been built around sixty years ago with a rear extension added twenty years later. The house was fully renovated and remodelled in 2019. There is a generous amount of off street parking, one large shed, ideal for storing garden equipment, and two smaller ones. There is more than enough room to build a garden office or studio if desired. The grounds are enhanced by an attractive pond, a large selection of trees including weeping willows, eucalyptus, magnolia, alder and silver birch, bamboo which adds very greatly to the privacy of the principal bedroom suite, outside lighting in the trees and a wild meadow with pathways. The garden is mainly laid to lawn, with a spacious and attractive sandstone terrace to the rear. The house is located in the village of Felsham, seven miles from Stowmarket, ten miles from Bury St Edmunds and fourteen miles from Sudbury. The A14 and A134 are within easy reach and regular fast trains to London Liverpool Street run from Stowmarket, making this the perfect place for commuters. The village has a pub, garage and village hall.

The house is accessed via a Douglas Fir front door with cladding and generous glass panels to the left which allow natural sunlight to stream into the welcoming entrance hallway. To the left is the inner hallway with useful built in cupboard which opens into the utility room with sink and plumbing for a washing machine and tumble dryer. Engineered oak flooring throughout this part of the house adds to the smart, contemporary style of the interior. The stunning principal bedroom suite is entirely accessible and leads off the inner hallway. It is composed of a generously proportioned bedroom with unparalleled views out over the countryside through sliding doors, a dressing room and an elegant and generous four piece en suite bathroom with freestanding bath, large walk in shower, rectangular counter top basin with storage beneath, electric underfloor heating and an electric towel heater.

Leading from the entrance hallway is a useful study, perfect for anyone who has to work from home. There is a snug, lovely for informal entertaining, relaxing with a book or as an overflow when guests come to stay, plus the dual aspect second bedroom and the third bedroom, ideal for any family configuration. A very smart and contemporary shower room with a neutral colour palette and oversized walk in shower, counter top basin and shower is ideal for guests and serves the two bedrooms. The ground floor accommodation is completed by the open plan kitchen/sitting/dining area. Flooded with light from the sliding doors leading to the garden, this part of the house is a perfect marriage of design and functionality. The cabinets are painted in matt black paint and are handleless, the island has seating and an AEG induction hob, there is an integrated combination electric fan oven and microwave with warming drawer, integrated dishwasher, undercounter freezer, integrated fridge, two drinks fridges, a hot water tap and a built-in bin store. In the sitting area is a modern wall mounted wood burning stove, ideal for cosy winter nights with family and friends. There is a useful understairs storage cupboard and the staircase rises to the first floor.

FORM AND FUNCTION

With its pitched roof, spacious dimensions, two skylights and floor to ceiling windows, the sitting room looks out over a panorama of fields and grassland, a delightful place to sit and take in the beauties of nature in this rural part of the county. The fourth bedroom benefits from eaves storage and next door to it is the walk in loft space which has power and has been partially boarded out. The present owners have installed plumbing, making it easy to convert the space into an en suite bathroom for the fourth bedroom. The upstairs cloakroom completes the accommodation on this floor and there is certainly potential to turn the bedroom and sitting room into a complete suite with a potential bathroom.

This stunning property has an immaculate and versatile interior, ideal for any family configuration. Nearby Stowmarket has several primary schools and there are high schools there and at Stowupland. Bury St Edmunds offers a further choice of educational establishments and both towns have stations, plenty of shops, cafés, pubs and leisure activities. With generous grounds, off street parking, three reception rooms, a cloakroom, two bathrooms and four bedrooms, the sky is the limit.





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