



The Street, Preston St. Mary, Sudbury

Sheridans



The Street, Preston St. Mary, Sudbury CO10 9NQ

Guide Price £850,000

A meticulously restored 17th century five bedroom house in the tranquil village of Preston St Mary situated only a few miles from Lavenham.

Built of substantial timber frame construction beneath a tiled roof, this outstanding 2300 sqft period house, has been beautifully restored to an exceptionally high level, with an excellent attention to detail, resulting in a wonderful home of considerable character, retaining a wealth of original architectural features.

Restored by the present owners over recent years to modern standards, the house offers elegantly proportioned rooms with high ceilings whilst possessing a bright and airy atmosphere. The immaculately presented accommodation currently in brief comprises an entrance hall with door to the stunning music room creating a fabulous reception room, full of personality with brick floor and wealth of exposed timbers and fireplace. The dining room is an ideal reception room for entertaining, with red brick fireplace with wood burner, two windows to front and French doors to side.

The well equipped kitchen breakfast room is a wonderful space beneath a vaulted ceiling and fitted with an extensive range of units providing plenty of drawer and cupboard space beneath Granite preparation surfaces are complemented by built in appliances, traditional oil fired AGA and central island. The kitchen breakfast room, leads into the delightful living room creating an ideal space for relaxing with high ceilings and French doors to gardens. A separate utility and cloakroom completes the ground floor accommodation.

On the first floor is a landing with stairs to second floor and doors to the three comfortable bedrooms including the stunning principal bedroom with walk in dressing area and en-suite shower. The family bathroom serves the remaining four bedrooms including the two further double bedrooms on the second floor, completing the accommodation.

Outside

The house is approached along a driveway providing vehicle parking for up to 7 cars and leading to detached double garaging. The private gardens are situated to the rear and side and are mostly laid to lawn and stocked with mature trees and shrubs.

Location

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors surgery. The village has its own church, village hall and pub and is on the whole surrounded by countryside and farmland.

The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

Directions

When entering Lavenham along the A1141 from the direction of Bury St Edmunds, turn left into Preston Road. Follow the road into Preston St Mary, passing the six bells pub on the right and the driveway leading to the property, will be found on the right just, before the turning to college farm and the village church on the left.

what3words: ///insurance.slice.sounding

- Meticulously restored 17th century house in semi rural setting
- Stunning accommodation retaining wealth of original features
- Parking for up to 7 cars, double garaging
- Private gardens
- Music room, dining room
- Wonderful "live in" kitchen/breakfast/living room
- Utility, cloakroom
- Principal bedroom with walk in dressing area and en-suite
- Four remaining bedrooms, family bathroom
- Wonderful proportioned rooms

Services and agents note

Mains electricity, water and drainage. New electric programmable radiators.

Council Tax: Babergh Band: E

Broadband speed: Up to 55 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk

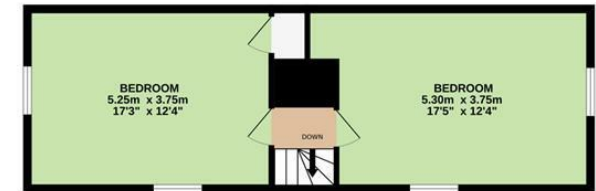
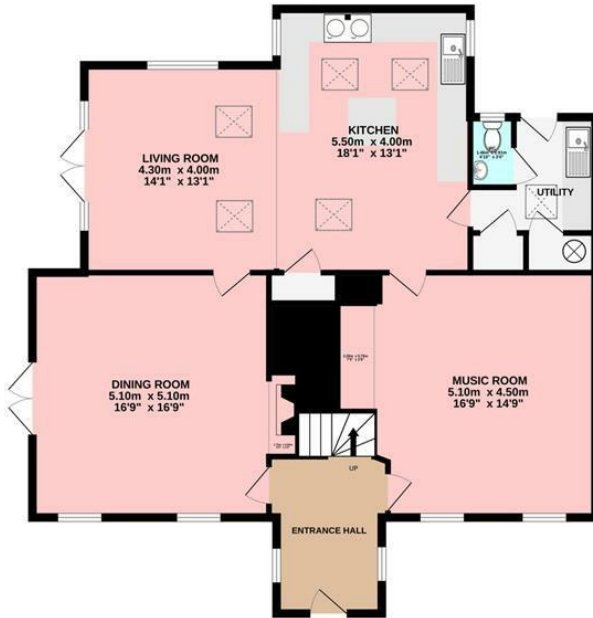
Agents note: The property is unlisted



GROUND FLOOR
110.0 sq.m. (1184 sq.ft.) approx.

1ST FLOOR
64.0 sq.m. (689 sq.ft.) approx.

2ND FLOOR
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 218.0 sq.m. (2347 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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