



**Bury Road, Lawshall**

**Sheridans**



# Bury Road, Lawshall IP29 4PL

Guide Price £895,000

An outstanding 3300 sqft architect designed family home in delightful edge of village setting affording stunning countryside views.

Designed by well regarded local architects, this unique and particularly well crafted detached family house, provides spacious accommodation possessing a bright and light atmosphere, displaying a wealth of stunning features throughout whilst enjoying a superb setting backing onto undulating countryside on the edge of the highly regarded village of Lawshall, situated within only 5 miles of Bury St Edmunds.

Offered with no onward chain, this incredible home offers accommodation currently in brief comprising a bright half vaulted entrance hall with views through across the grounds and countryside and a bespoke steel and glass staircase to first floor. The sitting room is a comfortable reception for relaxing with wood burner and window to front. A sliding glass door from the reception hall opens to the well equipped "live in" kitchen/dining room with an excellent range of units complemented by integrated appliances, central island and two sets of aluminium Bi-fold doors opening to the rear terrace and gardens. A sliding pocket door opens to the family room which can be incorporated into the kitchen/dining room, creating a huge space for entertaining. The ground floor accommodation is particularly flexible and includes a play room/snug and a large study/ground floor bedroom with adjacent shower room, ideal for elderly relatives or extra reception rooms for a large family. The separate utility room completes the ground floor accommodation.

## Accommodation

On the first floor, the galleried landing with glass screen and large picture window to front, leads to the five double bedrooms including the stunning principal bedroom with en-suite and incredible glass gable with french doors and balcony affording far reaching countryside views. The second bedroom is complemented by a french doors and glass juliet balcony and a further en-suite. The three remaining bedrooms are served by the family bathroom, completing the first floor accommodation.

## Outside

The house is approached through a pair of bespoke gates opening to a driveway providing extensive vehicle parking, turning space and access to the garaging and carport. Gated side access leads to the rear gardens, which are mostly laid to lawn and include a gym/home office with power and lighting. At the far end of the garden is a swimming pool with decking and an adjacent recently built garden room with shower room and kitchenette, creating a wonderful space for entertaining whilst enjoying the incredible views.

## Location

Lawshall is an attractive and sought-after village being 5 miles south of Bury St Edmunds which offers nearby excellent facilities and road and rail network links. Heading south the villages of Long Melford, Lavenham and onto Sudbury also provide valuable facilities. The village has an excellent primary school, church, public house, village hall/community centre and nursing home. There are plentiful meandering public footpaths and community operated 'Golden Wood' and the Greenlight Trust- focusing on bringing people and nature together.

- Outstanding architect designed family home in delightful setting
- Parking for several cars, garage and carport
- Gardens affording incredible countryside views
- Gym/home office, stylish garden room and swimming pool
- Kitchen/dining room with island and Bi-fold doors to rear gardens
- Sitting room, play room
- Study/bedroom, shower room, utility
- Family room
- Principal bedroom with glass gable and en-suite
- Four remaining bedrooms, en-suite shower, family bathroom

## Directions

When entering Lawshall from the direction of Hawstead, the driveway leading to the property will be found on the left hand side.

## Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

Council Tax: Babergh Band: E

Broadband speed: Up to 25 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



GROUND FLOOR  
2184 sq.ft. (202.9 sq.m.) approx.

1ST FLOOR  
1117 sq.ft. (103.7 sq.m.) approx.



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.

#### Sheridans Estate Agents

Web: [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) Email: [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

#### Bury St. Edmunds Office

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

#### Knightsbridge London Office

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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