



Waters Edge House
Cornard Tye, Suffolk

**DAVID
BURR**



Waters Edge House, Cornard Tye, Sudbury, Suffolk, CO10 0QB

Cornard Tye is a beautiful hamlet nestled amid open countryside on the Colchester side of Sudbury and is located one mile from Newton Green with its 18-hole golf course and is home to Old Joe's driving range and café. The market town of Sudbury is approximately two miles distant with many further amenities and a branch line station with connections to London Liverpool Street. Colchester North Station (50 minutes to London Liverpool Street) is approximately 20 minutes away.

A stunning four/five-bedroom (two en-suite) detached contemporary residence enjoying an enviable setting within the highly-regarded hamlet of Cornard Tye. Offering tastefully presented, high-specification accommodation with a total internal floor area in excess of 5,000sq ft set adjacent to a private lake within a total plot size of 0.5 acres. A rarely available market opportunity arranged via four distinctive reception spaces with the focal point open plan kitchen/breakfast/living room with glass atrium, bi-folding doors and Nicholas Anthony bespoke kitchen being of particular note. Set behind twin electric gates, the property is ideally suited for entertaining having enjoyed a significant programme of upgrading and improvement by the current owners with distinctive aspects across both floors and well-maintained, exceptionally presented accommodation throughout. A particularly notable attribute of this individual opportunity is the superb heated indoor swimming pool complex with two recently fitted changing rooms complete with showers, separate cloakroom and connectivity to both the principal residence and gardens. Further benefits to the property include a detached double garage with games room above, ample private parking and extensive gardens with established beds, recently replaced fence line borders backing onto farmland and benefitting from vehicular rear access.

An exceptional country house with four/five-bedrooms(two en-suite) with a contemporary layout and design and presented in excellent condition. This unique residence offers four reception rooms and has a total internal floor area in excess of 5,000sq ft, completed to a high specification throughout. The superb indoor swimming pool complex is a stunning feature and link beautifully with the main accommodation. There is detached double garage set with the secure gated parking and total plot size of approximately 0.5 acres.

Security door with fingerprint recognition technology, opening to:

ENTRANCE HALL: A bright inviting central reception hall with tiled flooring and a handmade oak staircase with glass balustrade rising to the galleried landing. Recessed LED spotlights, door to useful under stair storage recess and panelled door opening to:

SITTING ROOM: An outstanding reception room with double doors providing direct access to the kitchen/breakfast/living room. Notable features include exposed oak flooring throughout with the focal point of the room a central brick fireplace with herringbone patterned hearth, oak bressummer over and inset wood burning stove.

DINING ROOM: A spacious room, centrally positioned linking perfectly with the hallway and the kitchen/living room to the rear of the property.

Waters Edge House, Cornard Tye, Sudbury, Suffolk, CO10 0QB

With stripped oak flooring throughout, LED spotlights and space for recessed shelving units.

FAMILY ROOM/BEDROOM 5: A versatile room currently being utilised as a playroom with casement window range to front, stripped wood-effect flooring and door providing direct access to boot room. This room is large enough to be utilised as a ground floor bedroom should it be required.

STUDY: Ideal for working from home with casement window range to front, fitted desk equipment, and full-height fitted storage units. There is a network cabinet and oak flooring.

KITCHEN/BREAKFAST/LIVING ROOM: An exceptional room with large glass atrium over the dining/living area and in turn including bi-folding doors which create a 15ft opening onto porcelain-tiled terrace and garden beyond. This area has been designed with entertaining in mind and links directly with the other reception areas. Finished with a high-quality Nicholas Anthony bespoke kitchen incorporating an extensive range of matching modern units with Caesarstone worktop. Appliances include an impressive full-height built-in Gaggenhau fridge/freezer and wine/champagne cooler, two Miele electric ovens, warming drawer, four ring induction hob and dishwasher. There is a hot water tap, underfloor heating, recessed lighting and a large granite breakfast bar. The vaulted kitchen area further benefits from skylight windows

UTILITY ROOM: Fitted with a matching range of base and wall units with granite preparation surfaces. A ceramic butler sink with mixer tap above is in addition to space and plumbing for a washing machine and tumble dryer. Casement window to side and door with half-height panel glazing, opening to outside.

CLOAKROOM: Fitted with ceramic WC, wash handbasin, surfaces and base-level grained-effect storage units. Stripped flooring and obscured-glass casement window range to side.

INDOOR POOL COMPLEX: An exceptional facility, finished with a 16ft high pine panelled ceiling, three sets of double doors all opening onto terracing and the garden beyond. Large tiled areas for seating and gym/games equipment, etc. The heated indoor pool measures approximately 26ft by 14ft with a maximum depth of six foot. There is a plant room, two changing rooms with showers that have been recently re-fitted and a separate cloakroom with wash handbasin and wall-mounted heated towel radiator.

First floor

LANDING: Another statement room with part-vaulted galleried landing with extensive use of glass within the handmade oak staircase with a part-carpeted and part-exposed-oak floor finish. Glass picture windows to front elevation flood the area with light that filters down to the ground floor. There are LED spotlights and hatch to loft.

INNER LANDING: With double doors to a linen store housing water cylinder in addition to further sets of double doored full-height storage cupboards. Window seat with fitted storage units either side and casement window affording views across the gardens and farmland beyond.

PRINCIPAL BEDROOM: Dual aspect with casement window range to front and picture windows to side affording views across the adjacent private fishing lake. Fitted with an extensive range of fitted wardrobes across the rear wall with panel door to:

EN-SUITE SHOWER ROOM: Fitted with ceramic WC, twin wash handbasins within a floating gloss-fronted vanity unit with central waterfall-style taps, tiling above and mirrors with touch-sensitive light

Waters Edge House, Cornard Tye, Sudbury, Suffolk, CO10 0QB

features. Wall-mounted heated towel radiator, recessed shelving and obscured-glass casement window range to front. LED spotlights and double-shower unit with both hand-held and mounted shower attachments.

BEDROOM 2: With casement window range to front, panel door to fitted wardrobe and further door to:

EN-SUITE SHOWER ROOM: Fully tiled and fitted with Rak Ceramic WC, wash handbasin within a fitted base unit and wall-level storage above, Aqualisa shower unit with mounted attachment and wall-mounted towel radiator. LED spotlights.

BEDROOM 3: With casement window to front affording views across adjacent orchard land.

BEDROOM 4: Afforded a dual aspect with casement window range to rear with views over the garden and farmland beyond and porthole glass viewing panel to side.

FAMILY BATHROOM: Completed to an excellent specification and fitted with a double-ended Duravit bath with views afforded across the gardens and farmland beyond. Further notable features include a wall-hung WC, Duravit wash handbasin within a floating unit with mirror above, separately screened shower unit with both mounted and hand-held chrome shower attachments, with recessed shelving and wall-mounted heated towel radiator. LED spotlights.

Outside

Approached via handmade wrought-iron electric gates on a brick pillared entrance, opening onto a sweeping brick paviour driveway and in turn:

DETACHED DOUBLE GARAGE: With twin electric up-and-over doors, light and power connected and a personnel door to side. An external staircase rises to:

STUDIO/GAMES ROOM: A versatile space that could be a home office/gym etc. Skylight windows.

The rear garden is exceptional, cleverly designed with entertaining in mind and incorporating a large area of porcelain tiled terracing with retaining oak sleepers and a stylish curved mirrored water feature with cobbled base. The landscaped gardens include well-stocked colourful beds, climbing roses and established trees that complement the generous expanse of lawn. An African Breeze House is ideally placed to entertain for an evening, but also to take advantage of the far-reaching field views. There is also a separate vehicular access to the rear, suitable for caravan/motor home/horse box access etc. With hardstanding. Power, water and lighting are connected. Enclosed with quality fencing and backing onto open farmland. In all about 0.5 acres (sts).

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

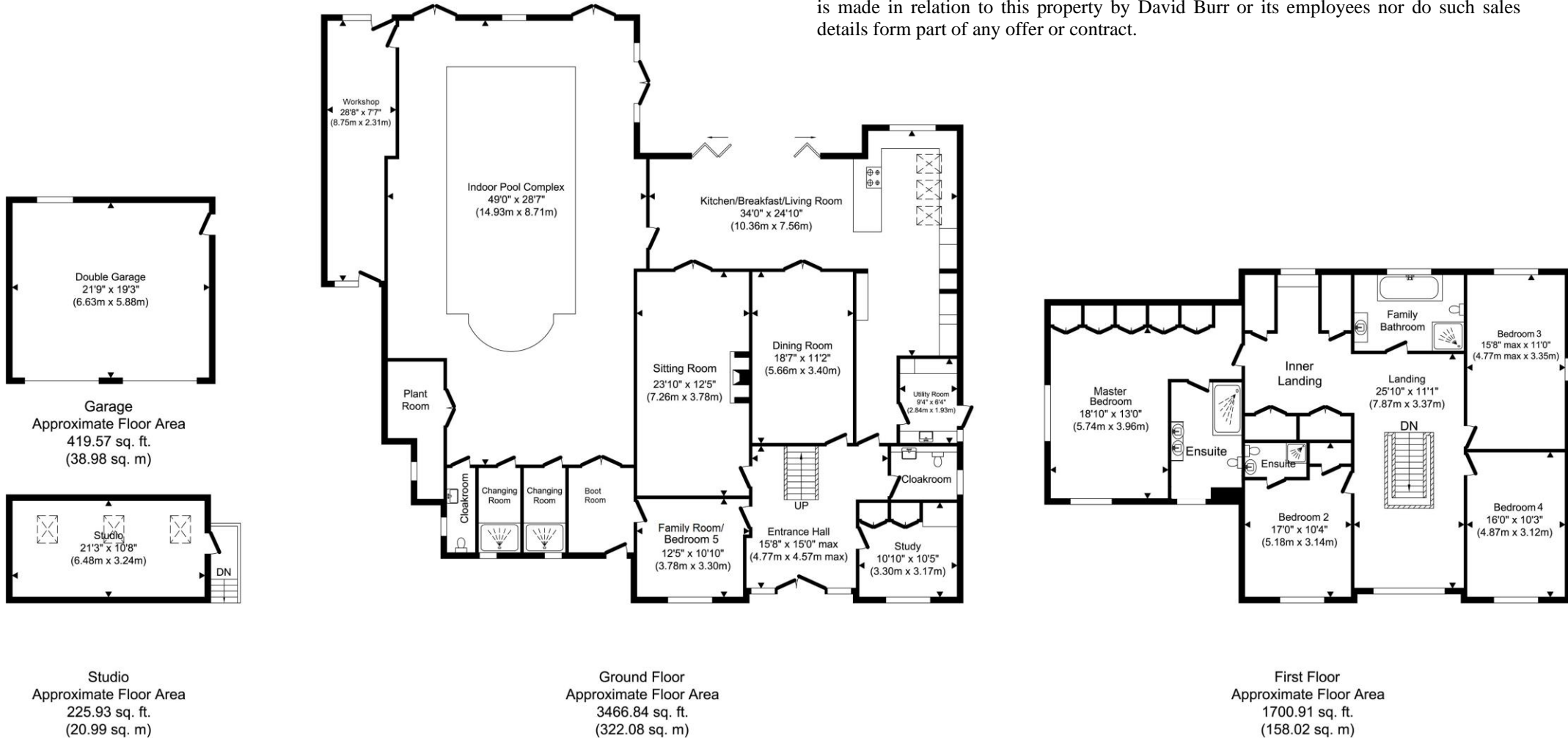
WHAT3WORDS: organ.overjoyed.dimes

VIEWING: Strictly by prior appointment only through DAVID BURR.

Waters Edge House, Cornard Tye, Sudbury, Suffolk, CO10 0QB

We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL APPROX. FLOOR AREA 5813.26 SQ.FT. (540.07 SQ.M.)

Produced by www.chevronphotography.co.uk © 2019

