



DAVID  
BURR

**Park House,  
Sherbourne Street, Edwardstone, Suffolk, CO10 5PD**



# Park House, Sherbourne Street, Edwardstone, Sudbury, Suffolk, CO10 5PD

A beautifully presented detached five-bedroom (two en-suite) house arranged to provide spacious and well-appointed living accommodation. The property comprises three reception rooms with total accommodation extending to approximately 2,500sq ft. Notable features include a bespoke kitchen/breakfast room in addition to “Villeroy and Boch” bathroom and en-suite facilities. The property enjoys a principally south west rear aspect, affording a wealth of natural light and attractive views. Further benefits to the property include a double garage and an in-and-out gravel driveway affording ample off-street parking for at least five vehicles. The property enjoys an enviable setting, sitting in approximately half an acre and nestled within open countryside, situated on the periphery of the ever-popular Suffolk village of Boxford. The property has direct access to a network of footpaths and great walking opportunities.

The rural village of Edwardstone is located between the historic village of Lavenham and market town of Sudbury. Home to the popular Edwardstone White Horse pub and local parish church. Park House is ideally situated within a short distance of Boxford which offers a good range of amenities and facilities including two public houses, doctors surgery, primary school, post office and general store newsagents, butcher and garage and café/wine bar. In addition, Lavenham and Sudbury lie approximately 5 miles equi-distant and the market town of Hadleigh is six miles distant which offers a vibrant, independent high street, a leisure centre, supermarkets and a health centre. The county town of Ipswich and historic Roman city of Colchester lie approximately 16 miles distant offering a mainline link to London Liverpool Street. Manningtree station is easily accessible for commuting.

## **This extensive five bedroom (two en-suite) detached property benefits from a double garage and a large south-west facing garden with views over open countryside.**

Clouded panel glazed UPVC door to:

**ENTRANCE HALL:** With staircase off and door to:

**SITTING ROOM:** 6.61m x 3.99m (21' 8" x 13' 1") Enjoying a dual aspect with windows to front and double doors to rear providing a parallel aspect to the adjoining dining room and south-west facing gardens beyond. The focal point of the room is a Bodart and Gonay multi fuel burning stove within a marble hearth and stone surround. Further window to side and double doors opening to:

**DINING ROOM:** 4.16m x 3.63m (13' 7" x 11' 10") With sliding patio doors to rear affording an attractive aspect over the rear gardens.

**KITCHEN/BREAKFAST ROOM:** 4.12m x 3.85m (13' 6" x 12' 7") Fitted with a matching range of low maintenance, gloss fronted soft close

base units with composite quartz worktops over and upstands above. The units include a range of soft close deep fill pan drawers in addition to a composite quartz topped central island/breakfast bar with power point connected and a further range of base level storage units. The kitchen is fitted with a range of integral appliances including a Siemens pyro self-clean oven with micro combi oven above, four ring ceramic induction hob with Calor gas wok burner beside. Miele dishwasher and fridge. Franke stainless steel single sink unit with vegetable drainer to side and tri flow water system with hot, cold and filtered water tap. Halogen spotlights and door to unit housing water softener. Further door to:

**UTILITY ROOM:** 3.86m x 1.96m (12' 7" x 6' 5") Principally tiled and fitted with matching range of gloss fronted base and wall units with worktops over and splashback tiles above. Stainless steel single sink unit, windows to rear and space and plumbing for a range of appliances

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including freezer, washing machine and dryer. Also housing oil fired boiler with door to outside.

**INNER HALL:** Sliding door to useful storage recess. Door to:

**CLOAKROOM:** Principally tiled and fitted with wall-hung WC, wash hand basin and storage below. Wall mounted heated towel rail and central light fitting.

**FAMILY ROOM:** 7.03m x 5.01m (23' 0" x 16' 5" maximum internal measurements) A versatile room, currently being used as a third formal reception room with windows to front and double doors to rear opening to terrace and gardens beyond. Previously utilised as a kitchen/sitting room to the previously utilised annexe to the property and retaining external access via a door to outside. Staircase off.

## First floor

**LANDING:** Door to linen cupboard housing water cylinder with useful shelving above. Hatch to loft.

**MASTER BEDROOM:** 3.99m x 3.58m (13' 1" x 11' 8") Fitted with a range of integral wardrobe units, spotlights and enjoying an attractive aspect with window to rear overlooking the gardens. Door to:

**EN-SUITE SHOWER ROOM:** Principally tiled and fitted with Villeroy and Boch fixtures including a wall-hung WC, ceramic wash hand basin and bidet. Walk in double shower unit with wall mounted shower attachment. Wall mounted heated towel rail and clouded glazed window to rear.

**BEDROOM 2:** 3.42m x 3.05m (11' 2" x 10' 0") With window to side.

**BEDROOM 3:** 3.98m x 3.18m (13' 0" x 10' 5") With window to front and side overlooking open countryside.

**BEDROOM 4:** 4.18m x 3.44m (15' 9" x 11' 3") With window to front, side and Velux window to rear, staircase off and door to integral wardrobe. Further door to:

**EN-SUITE SHOWER ROOM:** Principally tiled and fitted with Villeroy and Boch fixtures including WC, ceramic wash hand basin and walk-in shower unit with shower attachment.

**BEDROOM 5:** 3.82m x 2.34m (12' 6" x 7' 8") With window to rear affording elevated views over the gardens and countryside beyond.

**FAMILY BATHROOM:** Principally tiled and fitted with Villeroy and Boch WC, wash hand basin within a floating unit and bath. Fully tiled separately screened single shower unit with fitted attachment.

**AGENTS NOTE:** The family room on the ground floor with separate staircase and bedroom 4 with en-suite has in the past been used as a separate annexe and can easily be re-configured if required.

## Outside

The property is approached via a semi-rural lane, locally renowned for its combination of period and 20<sup>th</sup> century architecture whilst retaining convenient access to a network of countryside walks and village facilities. A recently laid shingle driveway provides ample private parking with space for in excess of five vehicles; gated access opens directly from the rear gardens with direct access to the:

**DOUBLE GARAGE:** 5.10m x 4.92m (16' 8" x 16' 1") With electric up and over door to front, light and power connected and personnel door to rear.

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The gardens are an outstanding feature of the property, a landscaped terrace enjoys a low-level border of railway sleepers with fledgling formal herb beds and a range of potted plants. Beyond the terrace an open aspect is provided over the established rear gardens which are well stocked with a range of fruit trees and two substantial raised beds. There is a pond at the far end of the garden and expansive views beyond over open farmland. The pond and the rear garden are fully fenced. The garden contains an attractive summer house (with power and lighting) and greenhouse and garden shed.

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

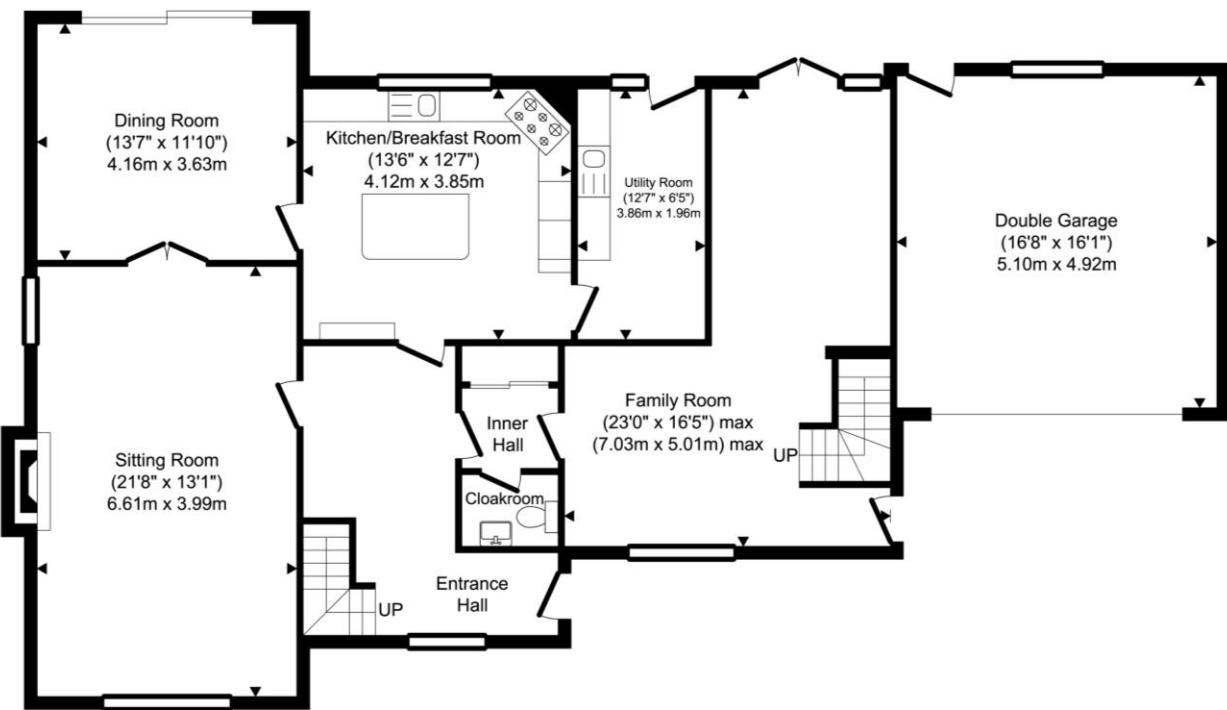
**EPC RATING:** BAND E. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000). **BAND:** F.

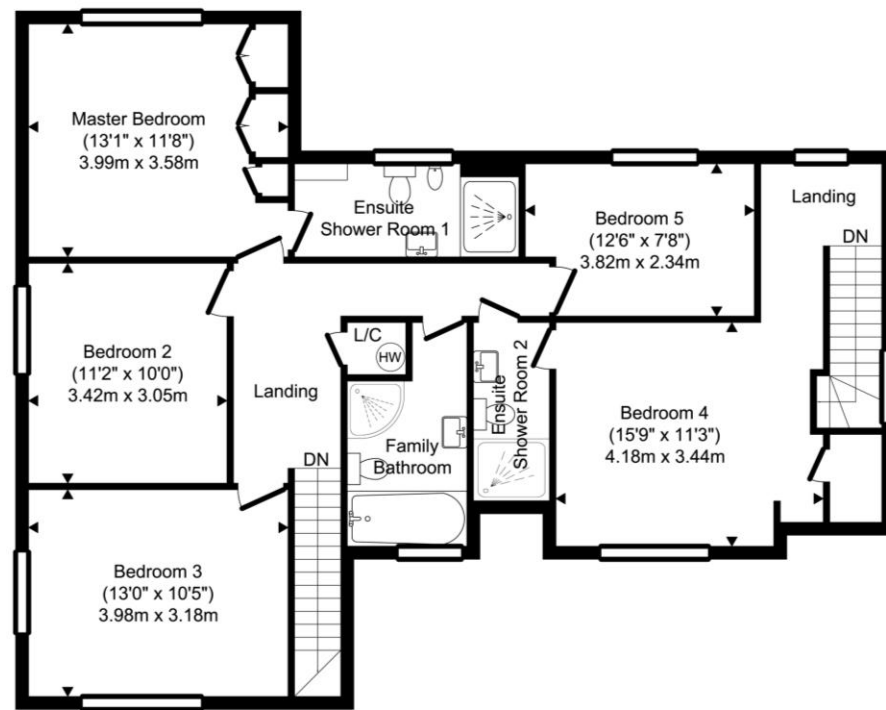
**VIEWING:** Strictly by prior appointment only through DAVID BURR.



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Ground Floor  
Approximate Floor Area  
1474.44 sq. ft.  
(136.98 sq. m)



First Floor  
Approximate Floor Area  
1025.04 sq. ft.  
(95.23 sq. m)

TOTAL APPROX. FLOOR AREA 2499.48 SQ.FT. (232.21 SQ.M.)

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