



DAVID  
BURR

**Wheatsheaf House, Bury Road  
Thurlow, Suffolk**



# Wheatsheaf House, Bury Road, Thurlow, Haverhill, Suffolk CB9 7LF

Great and Little Thurlow combine to form one of the area's most charming villages. An excellent and thriving community is supported by good facilities including a public house, church, well regarded primary school, village hall and playing fields. Barnardiston Preparatory School is approximately 3 miles away. Further facilities are available in Haverhill (4 miles), Newmarket (10 miles), Bury St Edmunds (15 miles), Saffron Walden (15 miles) and the city of Cambridge (18 miles). There are mainline stations for fast trains into London at Newmarket, Cambridge and Audley End (19 miles). London Stansted Airport is 30 miles. (All distances approximate). The property is situated for easy access to all of Cambridge's science parks (25 mins).

A beautiful example of a typical double fronted Georgian property with a detached Coach House offering the potential for further accommodation or Annexe with permission approved. The property is presented in meticulous fashion and offers generously proportioned living space with charming gardens and plenty of off road parking.

## A stunning example of Georgian elegance in a well renowned village location.

Entrance into:

**HALLWAY** With herringbone tiled flooring, staircase leading to the first floor with recessed storage beneath and leading to a rear hallway, with door leading out.

**SITTING ROOM** A charming reception room with sash window to the front, a fireplace with log burning stove set upon a tiled hearth. Opening to:

**DINING AREA** With recessed storage, plenty of space for dining table and chairs and French doors opening to a delightful AI-fresco dining terrace.

**FAMILY ROOM** Another generous reception room with Sash window to the front and a log burning stove set upon a slate tiled hearth with storage in the recess'.

**KITCHEN/BREAKFAST ROOM** Comprehensively fitted with a range of handmade wall and base units under a mix of Marble and Solid Oak worktop with butler sink inset. Integrated appliances include a Siemens electric double oven and separate induction hob with extractor over and 2 wine fridges whilst there is space for a dishwasher and fridge freezer. Herringbone tiled flooring and a breakfast area with plenty of space for table and chairs.

**CLOAKROOM** With WC and wash basin.

**UTILITY ROOM** Located in the rear courtyard via a covered walkway. Fitted with a range of wall and base units under solid worktop with sink inset. Space and plumbing for washing machine and tumble dryer. Housing the Bio mass boiler and hot water cylinder.

### First Floor

**LANDING** With Sash window to the front, and rooms off.

**MASTER BEDROOM** A spacious double bedroom with Sash window to the front, chimney breast with storage space in the recess'.

**BEDROOM 2** Another charming double bedroom with Sash window to the front, chimney breast and storage space in the recess'.

**BEDROOM 3** A further double bedroom with Bayed window to the side aspect.

**BEDROOM 4** Currently utilised as a dressing room. Outlook to the side.

**SHOWER ROOM** Fitted with a walk in double shower cubicle, pedestal sink, WC, heated towel rail and extensively tiled walls and floor.

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**BATHROOM** Stylishly fitted with a tiled bath with shower attachment, storage niches, vanity unit with marble countertop sink, WC, heated towel rail, part panelled walls and extensively tiled walls and flooring.

## Outside

**The Coach House** A detached former coach house currently laid out with a garage on the ground floor and office/studio space to the first floor with triple aspect views. The building has permission to be linked to the main residence. There is an adjoining garden store. This building could also create Annexe accommodation.

The property is set behind a low level retaining brick wall with an opening into the gravelled driveway providing parking and turning for multiple vehicles in turn leading to the garage with light and power connected. The gardens wrap around the property with several areas designated for AI-fresco entertaining, areas of traditional lawn within retaining brick walls and all interspersed by mature trees, planting and flower borders.



**SERVICES:** Main drains, electricity and Bio Mass heating system. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: TBC. £TBC.

**EPC RATING:** N/A.

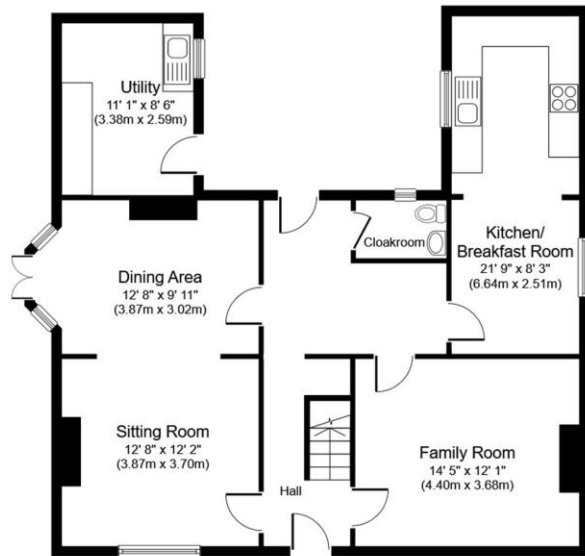
**TENURE:** Freehold.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

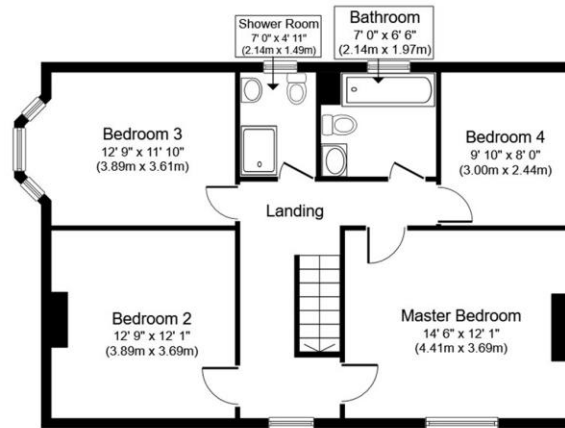
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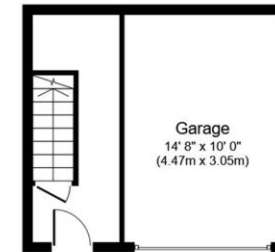




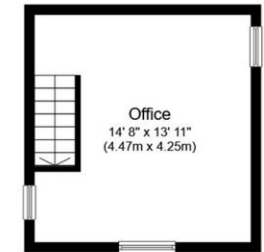
**Ground Floor**



**First Floor**



**Garage Ground Floor**



**Garage First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

