



Lane End
School Green, Stoke By Clare, Suffolk

DAVID
BURR



Lane End, School Green, Stoke By Clare, Sudbury, Suffolk CO10 8HW

Stoke by Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, post office, shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the small market town of Clare.

A spacious and beautifully presented 4 bedroom unlisted character cottage with origins dating back to around 1820. Situated in extensive attractive gardens measuring in all about 0.45 of an acre with a range of outbuildings situated adjacent open countryside.

A beautifully presented character cottage with large garden.

Entrance into:

ENTRANCE HALL With slate flooring and stairs to first floor.

SITTING ROOM Believed to be the original village school room. A light double aspect room with French doors to the garden and featuring an attractive exposed brick wall, fireplace with wood burning stove set upon a brick hearth, oak flooring and oak doors to the:

KITCHEN/BREAKFAST ROOM A charming country kitchen with a range of wall and base units under worktops with a butler sink inset. Integrated appliances include a range style cooker with 5 ring gas hob with extractor over, Neff dishwasher, Miele fridge freezer and an AEG coffee machine. Breakfast bar and slate flooring leads through to the expansive **Breakfast Room** Ample space for a dining table and chairs, windows and French doors opening to the terrace, a wood burning stove and door to the:

UTILITY ROOM With a further range of wall and base units under worktop with a butler sink inset and door to the garden.

FAMILY ROOM Another light room with outlook to the rear and personal door to the garage.

CLOAKROOM With WC, wash basin, part panelled walls and slate flooring.

First Floor

LANDING A spacious and light landing with access to the roof space.

BEDROOM 1 A spacious double room with built-in wardrobe, outlook to the rear and door through to the **En-Suite** fitted with a WC, vanity sink unit, shower cubicle and wooden flooring.

BEDROOM 2 A spacious double room with a bank of fitted wardrobes and outlook to the rear aspect with views across open countryside.

BEDROOM 3 A double room with outlook to the front aspect.

BEDROOM 4 With outlook to the rear aspect.

BATHROOM Light and stylish with free standing rolled top bath with ball and claw feet, wash basin, WC, part panelled walls and access to the roof space.

Outside

The property is approached via land deemed The Village Green with parking available and **GARAGE** with light and power connected. The rear of the property offers an extensive area split into two with the formal garden

Lane End, School Green, Stoke By Clare, Sudbury, Suffolk CO10 8HW

featuring a large flagstone dining terrace with adjacent gravelled terrace areas and expanse of lawn with mature trees and shrub beds interspersed, a small pond and a charming brick wall leading down to an expansive area with a parkland feel featuring a large lawn with deep bedded borders incorporating a range of mature trees, including a particularly attractive walnut tree, mature flower beds, vegetable beds and a **greenhouse**. Gates leading out to a public footpath and incorporating a **range of outbuildings** including a **brick-built storage shed** and a **home office/gymnasium** with light and power connected.

In all about 0.45 of an acre.

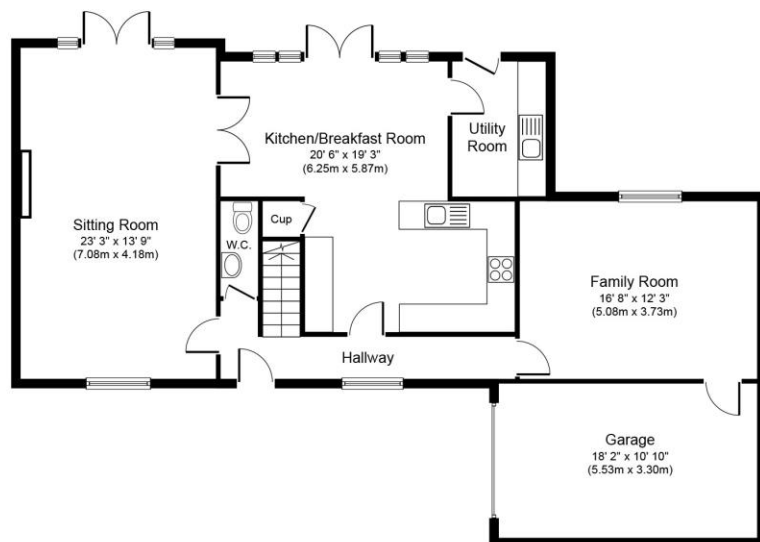
EPC Rating: E

SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

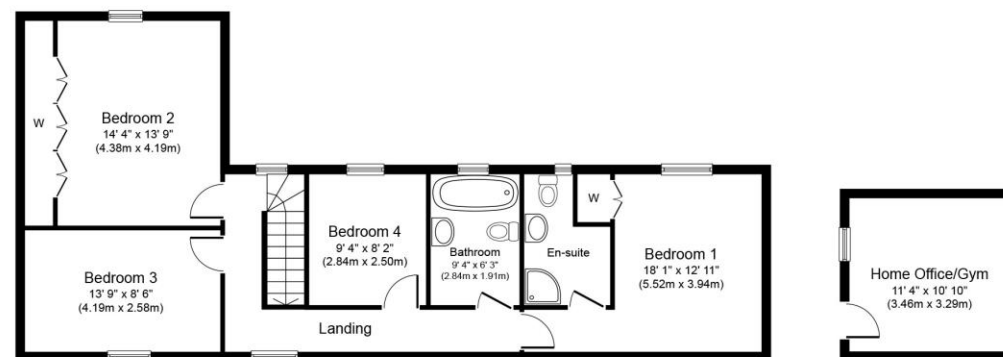
LOCAL AUTHORITY West Suffolk Council.

VIEWING Strictly by prior appointment only through DAVID BURR.





Ground Floor
Approximate Floor Area
1,222 sq. ft.
(113.5 sq. m.)



First Floor
Approximate Floor Area
792 sq. ft.
(73.6 sq. m.)

Outbuilding
Approximate Floor Area
123 sq. ft.
(11.4 sq. m.)

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. 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.

Copyright V360 Ltd 2019 | www.houseviz.com

