



Blackberry House
2 Field View, Preston St Mary, Suffolk

DAVID
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BLACKBERRY HOUSE, 2 FIELD VIEW, PRESTON ST MARY, SUDBURY, SUFFOLK, CO10 9GQ

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors' surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

An outstanding detached home situated on a small-scale development in a highly regarded and picturesque Suffolk village which has been significantly upgraded and improved by the current owners with a clear emphasis placed on the quality of fixtures and fittings. Bright and well-designed accommodation is arranged over two levels including a sitting room, a kitchen/dining/living room with bi-folding doors overlooking countryside, a study, utility and ground-floor cloakroom. Upstairs are four bedrooms (one with en-suite) and a family bathroom. Outside to the front of the property is a private driveway providing plenty of off-road parking which in turn leads onto a double garage. Private, beautifully landscaped gardens enjoy an outstanding open field view and have been planted with a colourful variety of flowers and plants. **NO ONWARD CHAIN.**

A four-bedroom detached house finished to an exceptionally high standard with beautiful countryside views.

PORCH: Providing a sheltered area with the front door leading into:-

ENTRANCE HALL: With Amtico wood effect flooring, staircase rising to first floor and a useful coats cupboard with fitted shelving and hanging rail off. Solid oak door leading to:-

SITTING ROOM: A well-proportioned dual aspect room with an outlook onto the front garden and with plenty of space for seating arranged around a contemporary wood-burning stove within a brick fireplace situated on a polished porcelain-tiled hearth and with a wood surround.

KITCHEN/DINING/LIVING ROOM: An exceptional room with a beautiful south-west facing view across the rear garden and onto neighbouring countryside. The room is bathed in natural light through floor to ceiling bi-folding doors and a range of uPVC double glazed windows. The kitchen has been significantly upgraded and contains a matching range of base and wall-level units with thick Corian effect work surfaces incorporating a Bora hob with down-draft extraction and sink with Quooker tap. Integrated appliances include a Miele double oven with warming drawer below, refrigerator and freezer and Miele dishwasher. There is extensive storage including deep pan

drawers, refuse compartments and breakfast seating. Further room for a dining table and chairs and additional space for seating to take full advantage of the outstanding aspect. Door leading to:-

UTILITY ROOM: With a continuation of base and wall-level units and thick Corian work surfaces incorporating a stainless-steel sink with a faucet tap over. Space and plumbing for washing machine and space for a tumble dryer. Door opening onto the driveway to the side.

STUDY: An ideal space to work from home.

CLOAKROOM: With a continuation of wood-effect Amtico flooring, textured tiled walls and containing a WC and a vanity suite. Useful understairs storage cupboard off.

First Floor

LANDING: A versatile area which is currently arranged as a further reception area with space for seating, access to loft storage space, linen cupboard off and with skylights allowing plenty of natural light. Solid oak doors lead into:-

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BEDROOM 1: A fantastic principal suite with beautiful far-reaching countryside views to the rear, a range of floor-to-ceiling fitted Sharps wardrobes with inset shelving and hanging rails and a door leading to:-

EN-SUITE: With tiled flooring and walls and a double-width shower with glass sliding door, rainfall-style shower head and additional handheld attachment below. WC, wash hand basin and a chrome heated towel rail.

BEDROOM 2: A further well-proportioned double room with floor-to-ceiling fitted Sharps storage with inset shelving and hanging rails and bespoke fitted desk space with additional storage.

BEDROOM 3: A double bedroom with a beautiful countryside view, floor-to-ceiling fitted Sharps storage and a dressing table.

BEDROOM 4: A further double bedroom.

BATHROOM: With tiled flooring and partially-tiled walls and a panelled bath with mixer tap and shower attachment over. Attractively tiled double width shower with rainfall-style shower head and additional attachment below with a glass sliding door. Roca WC, Duravit wash hand basin with storage below and a chrome heated towel rail.

Outside

To the front of the property is a brick paved driveway which provides extensive **OFF-ROAD PARKING** for around four vehicles and in turn leads on to a generous **DOUBLE GARAGE** with twin roller doors, EV charging point and a personnel door to the side. There is the further benefit of a private area of front garden enclosed by maturing Yew hedging and a discreet paved bin storage area and log store.

The property's rear garden has been beautifully landscaped and planted with a colourful variety of flowers and plants including raised beds and a rose arch. A stone paved terrace is adjacent to the property and provides an ideal area for dining al fresco with a beautiful outlook over neighbouring countryside. An area of lawn abuts a post and rail fence and the field boundary and a stone

paved pathway leads to the rear of a double garage and to a discreet area with a vegetable bed, 'Rhino' glass greenhouse and two water butts. Additional benefits include hot and cold exterior water taps, external lighting and an electrically-operated 'Weinor Cassita' 5m electric awning with motion sensor.

SERVICES: Main water and drainage. Main electricity connected. Electric heating via underfloor heating on the ground floor and radiators on the first floor via an air source heat pump. Water softener installed. Underfloor heating to all first floor bathrooms. **NOTE:** None of these services have been tested by the agent.

Agent's Notes

The property is accessed via a driveway which serves just 5 private dwellings and the curtilage includes an area of drive over which one other property has a right of way.

An LABC build warranty exists until 2032.

EPC RATING: Band B

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

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: soil.wiggled.gateway

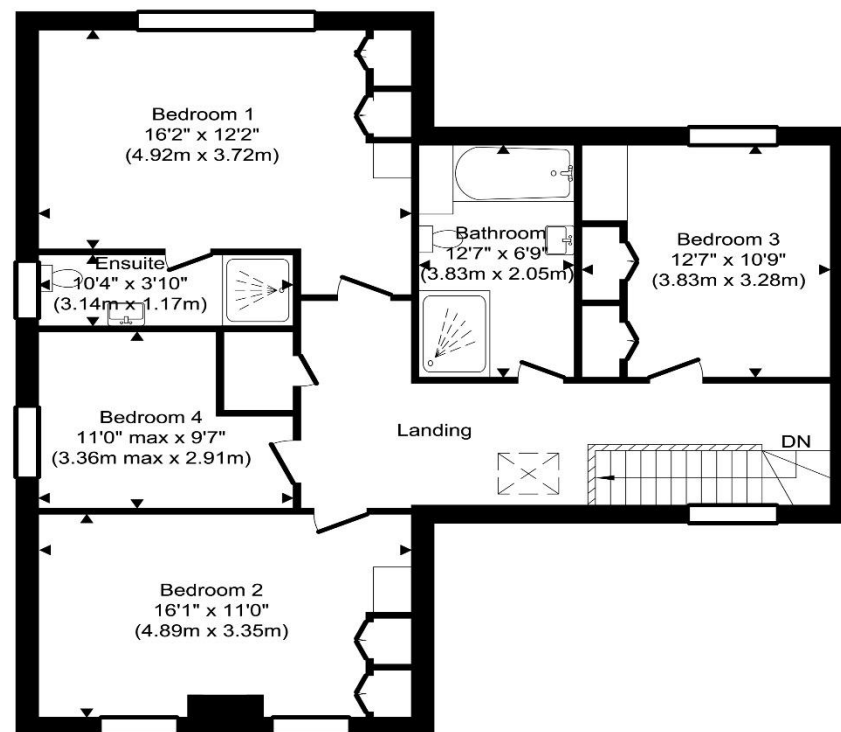
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
954.00 sq. ft.
(88.63 sq. m)



First Floor
Approximate Floor Area
954.00 sq. ft.
(88.63 sq. m)

TOTAL APPROX. FLOOR AREA 1908.01 SQ.FT. (177.26 SQ.M.)
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