



**Meadow View,
Lower Street, Stanstead, Suffolk**

**DAVID
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Meadow View, Lower Street, Stanstead, Sudbury, Suffolk, CO10 9AH

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day-to-day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

An outstanding newly built barn-style detached home situated on the edge of a highly regarded and picturesque Suffolk village with high end eco-credentials and light and airy accommodation over two levels. On the ground floor, an impressive and modern entrance hall with a handmade bespoke staircase leads through to both a sitting room and a kitchen/dining/living room together with a study/fifth bedroom, boot room, utility and ground floor shower room. On the first floor are four well-proportioned first floor double bedrooms all with their own en-suites and the master with a luxurious contemporary bath, ideally placed to enjoy the countryside views to the rear. In front of the property is ample off-street parking which leads onto a garage and to the rear is a south facing garden with area of lawn and sandstone terrace, polytunnel and storage shed.

A four-bedroom (four en-suite) detached barn style new home.

Front door leading to:

ENTRANCE HALL: With a superb Jerusalem limestone floor which continues throughout much of the ground floor and a striking split staircase serving the first floor. Doors leading to:

SITTING ROOM: With a continuation of limestone flooring and plenty of space for seating and with floor to ceiling windows allowing plenty of natural light with double doors opening onto the terrace and a beautiful south facing view across the garden and onto neighbouring countryside.

KITCHEN/DINING/LIVING ROOM: Also with high quality limestone flooring and with plenty of natural light through floor to ceiling windows and double doors which look onto terracing across the garden and onto open rolling countryside beyond. The kitchen has been finished with a high-quality range of base and wall level units with quartz work surfaces incorporating a stainless-steel sink with a Blanco faucet tap over and a four ring AEG induction hob with contemporary extractor fan above. Integrated CDA electric combination oven and microwave over and Neff dishwasher. Space for freestanding American style fridge freezer, plenty of storage

throughout and ample room for a dining table and chairs, breakfast seating and with a further run of storage cupboards. Door leading to:

UTILITY ROOM: Also with limestone flooring and containing a further range of base and wall level units with quartz work surfaces incorporating a stainless-steel sink with mixer tap above. Space and plumbing for washing machine with stacked tumble dryer over, integrated water softener and with a door leading to:

SHOWER ROOM: Containing an attractive tiled shower cubicle with rainfall styled shower head and additional attachment below. WC and vanity suite.

STUDY/BEDROOM 5: Also with high quality limestone flooring which can serve a variety of different uses and is currently utilised as a hobbies room/study but which equally offers the clear potential to be utilised as a fifth bedroom served by the ground floor shower room, if required.

BOOT ROOM: With plenty of space for coats and shoes and a door leading onto the side access.

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First Floor

PRINCIPLE SUITE: An outstanding double bedroom with impressive ceiling height and a contemporary double-ended freestanding bath with mixer tap and shower over, ideally placed to enjoy the far reaching countryside views and the double doors opening onto a Juliet balcony.

EN-SUITE SHOWER ROOM: Containing a shower with rainfall style shower head and additional attachment below, WC and vanity suite.

BEDROOM TWO: A further well-proportioned double bedroom with high ceilings and double doors opening onto a Juliet balcony with a lovely view across the rear garden and open countryside.

EN-SUITE SHOWER ROOM: Containing a shower with rainfall style shower head and additional attachment below, WC and vanity suite.

BEDROOM THREE: A double bedroom with access to loft storage space and door leading to:

EN-SUITE BATHROOM: Containing a shower with rainfall style shower head and additional attachment below, WC and vanity suite.

BEDROOM FOUR: Currently utilised as a dressing room but which is equally a further double bedroom and with a door leading to:

EN-SUITE SHOWER ROOM: Containing a shower with rainfall style shower head and additional attachment over, WC and a vanity suite.

Outside

In front of the property is a private driveway which provides ample off-street parking for numerous vehicles, which will be finished in a granite chip material prior to completion. The driveway is enclosed by a bespoke

handmade brick and flint wall with steps leading down to an oak framed porch and the front door. The driveway continues further onto the:

GARAGE: With electric roller door, plenty of space for storage and a door to the rear leading into the:

PLANT ROOM: Containing the hot water tank and battery storage for the solar panels.

The property's rear garden faces south and therefore sees plenty of light throughout the day. Immediately adjacent to the property is an attractive Indian sandstone terrace which enjoys outstanding countryside views and leads onto an expanse of lawn enclosed by a maturing hedgerow and which contains a variety of fruit trees including crab-apple, russet and pear. Additional benefits include a timber storage shed and a polytunnel which can be removed upon requested if not desired by the purchaser.

AGENTS NOTES: The property has the benefit of a 10 year build zone guarantee affective from October 2024.

The property has the benefit of 14 solar panels with accompanying battery storage.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump with underfloor heating throughout the ground floor and radiators on the first floor. Electric underfloor to en-suite bathrooms.

NOTE: None of these services have been tested by the agent.

EPC RATING: B

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

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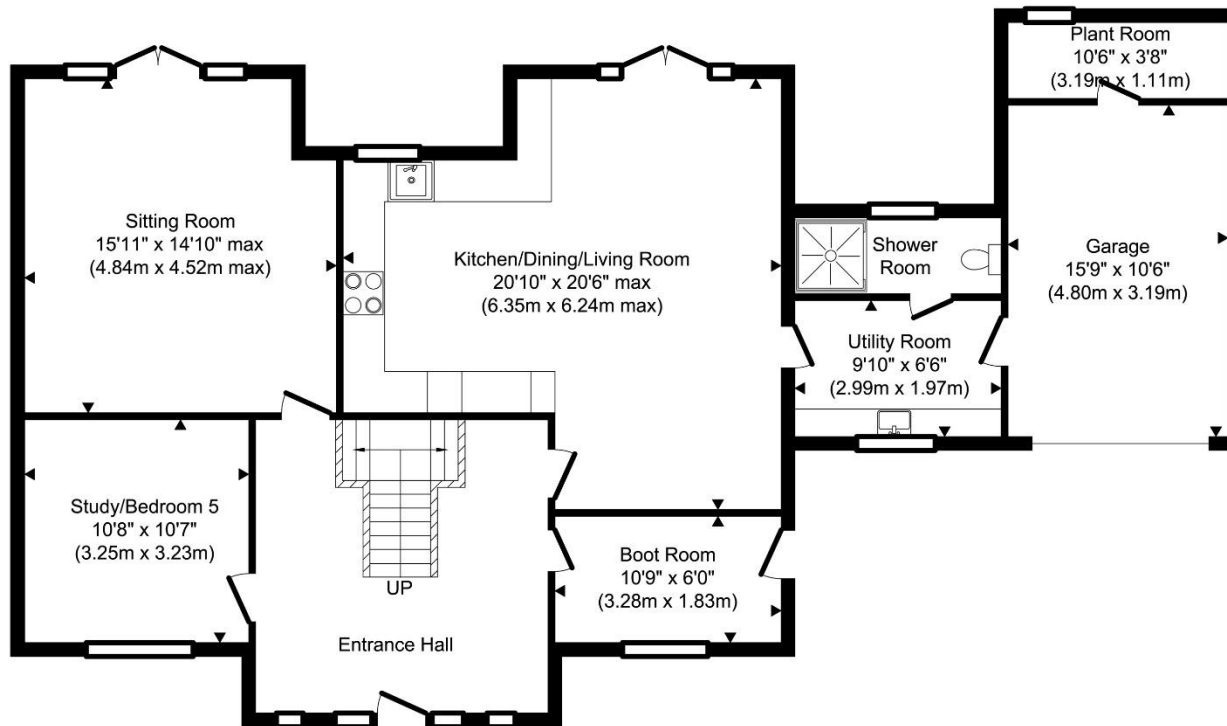
COUNCIL TAX BAND: F

TENURE: Freehold

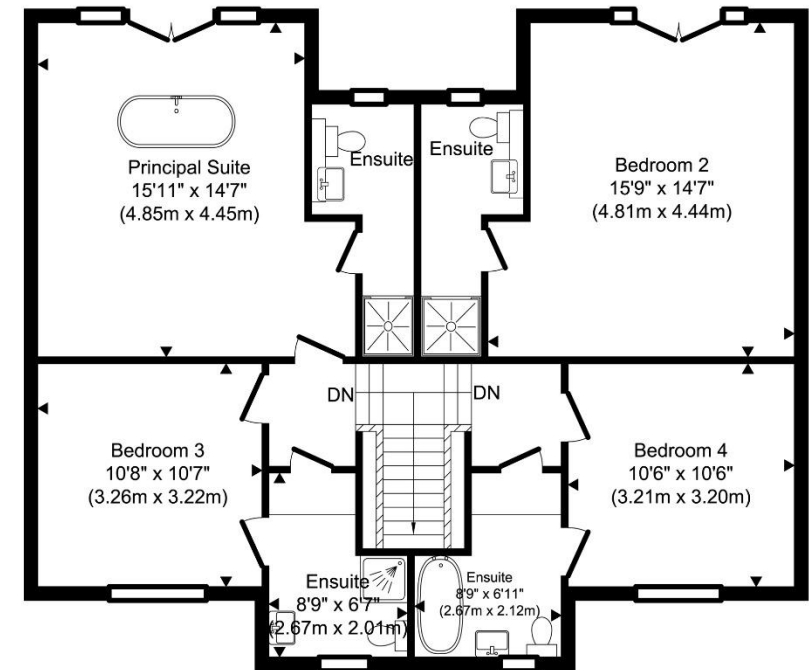
CONSTRUCTION TYPE: Block construction

WHAT3WORDS: outgoing.crows.shudders

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.



Ground Floor
Approximate Floor Area
1288.01 sq. ft.
(119.66 sq. m)



First Floor
Approximate Floor Area
962.40 sq. ft.
(89.41 sq. m)

TOTAL APPROX. FLOOR AREA 2250.41 SQ.FT. (209.07 SQ.M.)

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