



DAVID
BURR

**Beech House,
Preston St. Mary, Sudbury, Suffolk**





BEECH HOUSE, THE STREET, PRESTON ST. MARY, SUDBURY, SUFFOLK, CO10 9NF

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.

A wonderful, contemporary, detached house of considerable quality constructed with an elegant Georgian style façade yet with a host of high-standard modern conveniences. The property contains light, versatile accommodation over two levels. On the ground floor is a sitting room, a kitchen/breakfast room and a living/dining room as well as both a utility and a boot room, a study/5th bedroom and a shower room. Upstairs are four further bedrooms and two bathrooms (the principal with both an en-suite and dressing area). Outside the property offers considerable parking, a double garage, a studio/summer house and attractive well kept gardens with open field views to the rear.

A beautifully presented detached house in a highly-regarded village

Oak framed porch on a brick plinth sheltering the front door which leads into the:-

ENTRANCE HALL: With fitted coir matting and a staircase rising to the first floor with a useful storage cupboard below. High quality wood-effect Karndean flooring and with a door leading to:-

SITTING ROOM: A particularly bright dual aspect room with three sash windows allowing for plenty of natural light. Ample space for seating arranged around a central mellow red brick fireplace with oak bressumer, brick hearth and the potential to be reinstated into a functional fireplace. Wood and glass double doors open into:-

LIVING/DINING ROOM: A versatile and exceptionally light room with large atrium style skylight, sash windows and bi-folding doors opening onto paved terracing to the side. Plenty of space for seating and for a large dining table and chairs and with attractive tongue-and-groove panelled walls throughout. Opening leading to:-

KITCHEN/BREAKFAST ROOM: Recently remodelled to a particularly high standard and with attractive composite wood-effect flooring

throughout. Space for a breakfast table and chairs. The kitchen contains a matching range of base and wall level units with a polished Silestone quartz effect worksurfaces which incorporate a one-and-a-half sink with mixer tap above and drainer to side and a Siemens induction hob with tempered glass splashback and extractor fan over. Numerous integrated appliances include both a full height refrigerator and freezer, a contemporary AEG electric combination oven with warming drawer below and microwave/combi oven over and a Bosch dishwasher. Space for a wine fridge and extensive storage including a discreet yet substantial cupboard with folding doors suitable for various worktop appliances. Deep pan drawers, refuse compartments and extensive pantry cupboards. Breakfast seating has been cleverly designed along one side of the kitchen peninsula with a further opening leading into:-

UTILITY ROOM: With a door opening to the rear garden and a further range of base level units with Silestone work surfaces incorporating a sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and further space for an additional appliance if required.

STUDY: A particularly well-proportioned room ideal for working from home or which could equally function as a further reception room or a ground floor bedroom if required.

BEECH HOUSE, THE STREET, PRESTON ST. MARY, SUDBURY, SUFFOLK, CO10 9NF

BOOT ROOM: A large room which is ideal for those with children and/or pets. Tiled flooring and with double doors opening onto the driveway to the rear of the house. Matching range of base and wall level units with wood work surfaces incorporating a ceramic sink with mixer tap above and drainer to side. Further space and plumbing for a washing machine. Space for tumble dryer.

SHOWER ROOM: With tiled flooring and containing a frameless corner shower cubicle with rainfall style shower head and additional attachment below. Contemporary W.C., wash hand basin and a chrome heated towel rail.

First floor

GALLERIED LANDING: With access to loft storage space with drop down ladder, boarding, power and light connected. Further useful linen cupboard off and with doors leading to:-

PRINCIPAL SUITE: A wonderful dual aspect double bedroom with an outlook across the rear garden and onto open countryside beyond. A distinct **DRESSING AREA** benefits from two fitted wardrobes, further access to loft storage space and a door leading onto the:-

EN-SUITE: With an impressive shower with large glass screen, rainfall style shower head and additional attachment below. W.C., wash hand basin and a chrome heated towel rail.

BEDROOM 2: A further double bedroom with an attractive outlook over the front garden and towards open countryside opposite. Useful integrated double wardrobe and with a door leading into the:-

JACK AND JILL BATHROOM: Cleverly designed such that it is accessible both from the landing and bedroom two and containing a corner shower with rainfall style shower head and additional attachment below,

W.C. and a vanity suite. Separate contemporary double-ended bath with mixer tap over and a tall chrome heated towel rail.

BEDROOM 3: A well-proportioned double bedroom with both a double and a single integrated wardrobe and with a lovely outlook over countryside opposite.

BEDROOM 4: A double bedroom with both a double and single wardrobe and outlook to the rear over countryside.

Outside

The property is accessible via a private driveway with both a pedestrian gate and an electrically operated set of timber double gates which open onto a substantial driveway which runs both in front, and to the rear, of the house and provides extensive parking for numerous vehicles. A further five bar gate leads into the rear section of parking/driveway which leads up to a:-

DETACHED DOUBLE GARAGE: With twin electrically operated up and over doors, power and light connected and which further benefits from exterior lighting. Behind the garage is a discreet area of storage ideal for bins and which also contains the oil tank and which is suitable for further garden storage along with a useful timber storage shed.

The gardens are attractively planted with colourful well-stocked beds. Adjacent to the house itself is a stone paved terrace which is enclosed by oak sleepers and lavender plants. An expanse of lawn continues back to an open field boundary which is enclosed by yew hedging and an elevated decked terrace ideal for entertaining and which is positioned to receive sun throughout the day. Of particular note is the:-

SUMMER HOUSE/STUDIO: Finished to a high quality with tongue-and-groove panelled walls and currently containing a hot tub (available via separate negotiation) but which could function as a space to work from home, gym or studio.

BEECH HOUSE, THE STREET, PRESTON ST. MARY, SUDBURY, SUFFOLK, CO10 9NF

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

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council

COUNCIL TAX BAND: G

TENURE: Freehold

WHAT3WORDS: pegs.infringe.spark

CONSTRUCTION TYPE: Brick and block

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.



BEECH HOUSE, THE STREET, PRESTON ST. MARY, SUDBURY, SUFFOLK, CO10 9NF







