



**Greenacres,
Long Melford, Suffolk.**

**DAVID
BURR**



GREENACRES, HIGH STREET, LONG MELFORD, SUFFOLK. CO10 9DH

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A beautifully presented substantial detached house with superb open views over open countryside. The property has been significantly extended and improved by the current owners and provides a host of contemporary conveniences well suited to modern living. The property benefits from extensive open plan living accommodation, five bedrooms and three bathrooms. There is the additional benefit of off-road parking and a double garage. **NO ONWARD CHAIN.**

A substantial contemporary five bedroom detached house with stunning views over open countryside and of the village church.

Solid wood and bevelled glass panel front door leading to:-

ENTRANCE HALL: 13'1" (including staircase) x 12'8" (max) (3.98m x 3.85m) An open and welcoming space with high quality engineered oak flooring which continues throughout much of the ground floor. Staircase rising to first floor with useful storage cupboard below and further doors leading to:-

KITCHEN/DINING/LIVING ROOM: 35'3" x 24'5" (max L shape) (10.75m x 7.46m) Finished to an exceptional standard with a sense of luxury and quality throughout. The kitchen is separated by a central island with a marble worksurface from an open plan living/dining area which has been designed to take full advantage of stunning far-reaching countryside views through a 35ft wall of triple glazed glass sliding doors. There is high quality engineered oak flooring with underfloor heating below throughout. The living area benefits from a central gas fireplace and plenty of space for a large dining table and chairs. Fitted electric blinds with remote control operation.

The kitchen is finished with a matching range of base and wall level shaker-style units with marble work surfaces incorporating two large stainless-steel sinks with a faucet mixer tap above and drainage to side and with one sink containing a waste disposal unit. There are a range of integrated appliances including a Neff dishwasher, fitted wine cooler and Bosch microwave.

Siemens American style refrigerator, Britannia double oven range cooker with six ring gas hob, extractor fan above and glass splashbacks. Hidden refuse compartment and a fitted double pantry cupboard. LED under cabinet lighting throughout.

SITTING ROOM/DINING ROOM: 24'9" x 16'4" (7.56m X 4.97m) Beautifully bright and open and designed to benefit from wonderful views across the garden and to countryside beyond. Arranged into two distinct areas with a sociable area of seating and ample space for a large dining table and chairs. Door leading to:-

DRAWING ROOM: 22'3" x 20'0" (6.79m x 6.10m) Exceptionally generous in size and currently utilised as a games room and with a useful storage cupboard off. Door leading to garage.

UTILITY ROOM: 6'9" x 6'4" (2.05m x 1.93m) With a matching range of base and wall level cabinets with work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Fully tiled splashbacks and space and plumbing for a washing machine and space for tumble dryer. Further room for coats and shoes and a wood and bevelled glass panel door leading to the gardens.

Offices at:

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CLOAKROOM: With a continuation of engineered oak flooring, partially tiled walls, low-level fitted WC, contemporary wash hand basin with mixer tap above and storage units below and a heated towel rail. Full width fitted mirror with built-in lighting above.

First Floor

LANDING: With access to a fully boarded loft, airing cupboard off, and doors leading to:-

PRINCIPAL SUITE: 16'9" x 17'5" (max measurements) (5.10m x 5.32m)
A beautiful double bedroom with incredible far-reaching views over open countryside. Extensive fitted wardrobes and a vaulted ceiling which provides a sense of height and space. Sliding door opens onto a Juliet balcony and there is the further benefit of fitted air-conditioning and a door leading to:-

ENSUITE: 9'7" x 5'9" (2.93m x 1.75m) With a large fully tiled walk in shower with waterfall style shower head and additional shower head attachment below enclosed by two large glass screens. WC, wash hand basin with vanity suite below and a heated towel rail. Skylight allowing for an abundance of natural light.

BEDROOM 2: 15'9" x 13'11" (4.81m x 4.23m) A further generous double bedroom with beautiful views toward Long Melford church. Ample fitted wardrobes, drawer units and air-conditioning. Door leading to:-

ENSUITE: 9'4" x 9'3" (2.85m x 2.81m) With a large double width shower with tiled surround and enclosed by glass screens. Bath with mixer tap and shower head attachment above, WC, large wash hand basin with tiled splashbacks, ample storage and a fitted mirror with lighting above. Skylight with beautiful views toward open countryside.

BEDROOM 3: 12'7" x 9'6" (3.83m x 2.96m) A double bedroom with a large glass sliding door opening onto a Juliet Balcony overlooking open countryside.

BEDROOM 4: 11'6" x 10'0" (3.50m x 3.04m) A double bedroom with exceptional views of Long Melford's Grade I listed Holy Trinity Church and a useful storage cupboard with inset hanging rail and fitted shelving off.

BEDROOM 5/STUDY: 10'1" x 9'2" (3.08m x 2.80m) Currently utilised as a study with ample space for a large desk and seating with a large Velux skylight.

FAMILY BATHROOM: 9'0" x 6'5" (2.74m x 1.96m) With a fully tiled shower cubicle with waterfall style shower head and additional showerhead attachment below. WC, wash hand basin with tiled splashbacks, storage below and fitted mirrors above. Heated towel rail and windows with striking views across open countryside.

Outside

The property is approached across a pebble driveway which opens into a large area of **OFF-ROAD PARKING** for multiple vehicles. There is the further benefit of a neatly manicured front garden with an expansive lawn and variety of mature hedging to ensure privacy. A further small area of lawn houses a useful **TIMBER STORAGE SHED**.

The rear garden has been beautifully landscaped to include a large raised paved terrace with ample space for entertaining and alfresco dining. A central lawn is bordered by well-stocked flower beds containing a variety of mature plants, hedging and specimen trees. The property benefits from some of the finest views over countryside that the village has to offer and to the side of the property is a further secluded area of garden with well-established flower beds and a vegetable patch with raised beds. A personal door provides access to:-

DOUBLE GARAGE: 22'1" x 18'6" (6.73m x 5.64m) With two electric up-and-over doors and power and light connected.

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

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AGENT'S NOTES

As is not uncommon with properties in Long Melford, access to the property is provided by a legal right-of-way across land belonging to Melford Hall.

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

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
2191.64 sq. ft.
(203.61 sq. m)

First Floor
Approximate Floor Area
1276.38 sq. ft.
(118.66 sq. m)

TOTAL APPROX. FLOOR AREA 3468.02 SQ.FT. (322.19 SQ.M.)
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