



Lionfield House
School Green, Stoke by Clare, Suffolk

**DAVID
BURR**



Lionfield House, 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.

This individual detached modern home is situated in a quiet tucked away location just off the village green convenient for local amenities. Constructed by award winning builders Ellisdale, the property is finished to an exceptionally high standard including a bespoke Knights Country Kitchen and sits within large mature landscaped gardens incorporating a summer house and direct access to the village allotments with countryside views beyond. In all about 0.4 acres.

A substantial 3,300 sq ft individual home backing onto countryside.

Entrance into:

ENTRANCE HALL A spacious and welcoming area with stairs rising to the first floor, parquet oak flooring and exposed beams and brickwork.

DRAWING ROOM A charming room enjoying a triple aspect with inglenook fireplace with wood burning stove on herringbone hearth. Built in bespoke bookcases and cupboards and French doors opening to the garden.

DINING ROOM A lovely light, triple aspect room with sash windows to the front aspect.

GARDEN ROOM A delightful room with underfloor heating, window nets and doors leading to the garden.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units by Knights Country Kitchens under wooden worktops with a double Belfast sink inset. Appliances include a Britannia range with 6 ring gas hob (LPG) set within chimney recess, integrated dishwasher and space for an American style fridge freezer. A central preparation island provides further storage with rinsing sink within (both sinks include waste disposal) and breakfast bar under granite worktop. French doors lead through to the **breakfast room** with oak flooring and sash window to the front.

UTILITY Fitted with a further range of units under worktops with a stainless steel sink and drainer, boiler serving radiators, plumbing for a washing machine and space for a tumble dryer.

CLOAKROOM With a WC and wash basin.

INNER LOBBY With doors to the front and rear in turn leading to the garage.

First Floor

GALLERIED LANDING Featuring an airing cupboard and stairs rising to the second floor. Doors to:

MASTER BEDROOM A double aspect room enjoying views over the rear gardens and countryside beyond. **Dressing Room** with fitted wardrobes and **En-Suite** with WC, wash basin, bath with shower attachment, tiled shower cubicle and a heated towel rail.

BEDROOM 2 Also double aspect with a double wardrobe and views to the rear. **En-Suite** tastefully fitted with a WC, wash basin and tiled shower cubicle.

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BEDROOM 3 Featuring a double wardrobe and outlook over the gardens.

BEDROOM 4 Double aspect with views to open countryside.

FAMILY BATHROOM Tastefully fitted with a white WC, wash basin, bidet and bath with shower attachment.

Second Floor

LANDING Featuring further storage and doors to:

BEDROOM 5 A charming room with a walk-in wardrobe and views to the rear over the Stour valley.

BEDROOM 6/STUDY Outlook to the front.

SHOWER ROOM Fitted with a white WC, wash basin, tiled shower cubicle and heated towel rail.

Outside

The property is situated in a quiet tucked away location off the village green approached by a motorised 5 bar gate leading onto the gravel driveway providing parking and turning for several vehicles. There is a **DOUBLE GARAGE** with light and power connected and loft storage above with an area partitioned off for use as a wine store.

The gardens are an asset to the property having been thoughtfully designed and landscaped by the current owners to create a variety of private seating areas with colourful beds throughout the year. To the rear of the property is an extensively paved terrace with electric awning with light and heating attached ideal for alfresco entertaining whilst steps lead up to the lawn flanked by mature beds and borders. To one corner is a delightful rockery with water feature enjoying the backdrop of adjacent meadowland leading to a further private south facing seating area and summer house. A gate leads to the village allotments to the rear with the Stour Valley footpath beyond.

In all about 0.4 acres.

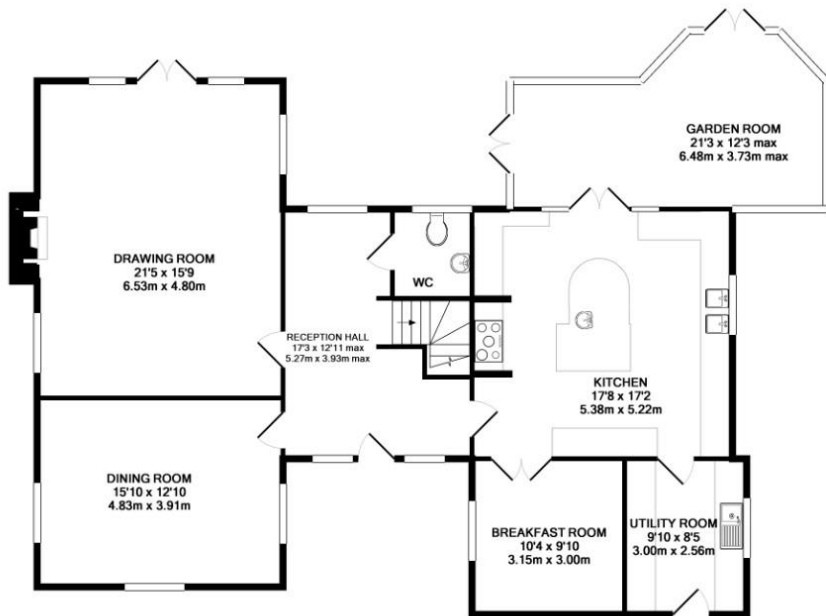
EPC Rating: D

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

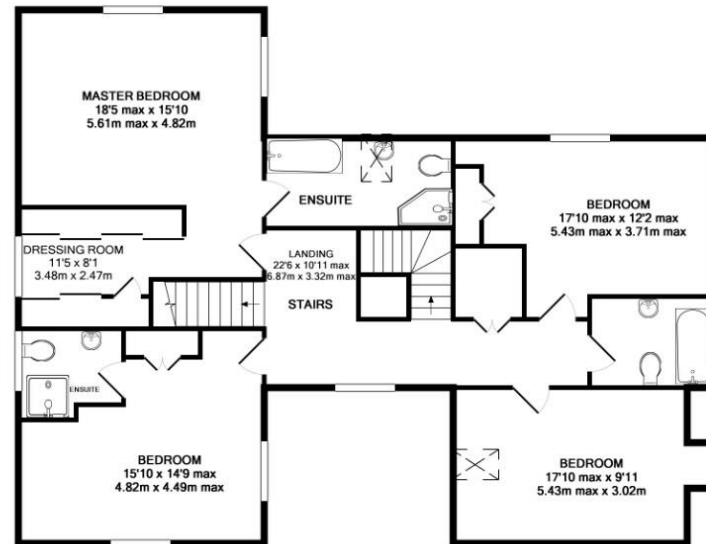
LOCAL AUTHORITY St Edmundsbury District Council.

VIEWING Strictly by prior appointment only through DAVID BURR.





GROUND FLOOR
APPROX. FLOOR
AREA 1569 SQ.FT.
(145.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1347 SQ.FT.
(125.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3308 SQ.FT. (307.3 SQ.M.)
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