



**Brambles, Lower Street,
Stanstead, Suffolk**

**DAVID
BURR**



BRAMBLES, 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.

A detached Grade II listed village house of considerable character with beautiful views to front and rear. The property contains extensive living accommodation including a sitting room, dining room, high-quality kitchen/breakfast room, garden room and family room. There is the further benefit of a ground floor utility/cloakroom, shower room, cloakroom and sauna. Upstairs are three well-proportioned double bedrooms (the master with en-suite) and a further bathroom. Outside is a generous driveway with a double garage and studio space above, a mature enclosed garden with a heated swimming pool and further lawn to the side.

A Grade II listed village house with extensive living accommodation and a heated swimming pool.

KITCHEN/BREAKFAST ROOM: 17'11" x 15'0" (5.47m x 4.56m) Fitted to an exceptionally high standard with a range of bespoke fitted solid wood cabinets with polished Quartz worksurfaces and marble effect splashbacks. The kitchen contains a large central island with a double butler sink with a brushed brass mixer tap over, breakfast seating and an integrated NEFF dishwasher. Integrated full-height refrigerator and separate freezer, pantry cupboards and space for a free-standing Range cooker with extractor fan over. Dual aspect outlook over the gardens with windows with bespoke fitted slatted shutters. Open studwork leading to:-

Inner Hall: With useful storage cupboard off, engineered oak flooring, exposed timbers and brickwork and a staircase rising to first floor. Thumb latch doors leading to:-

SITTING ROOM: 24'2" x 17'9" (7.36m x 5.42m) An impressive double reception room with a heavily timbered ceiling and exposed beams across the walls and a wonderful open view over neighbouring farmland. Substantial inglenook fireplace with inset multifuel burning stove situated on a brick hearth. Ample space for seating and a dual aspect outlook. Floor-to-ceiling glass panel doors leading to:-

GARDEN ROOM: 18'6" x 10'11" (5.63m x 3.33m) Currently utilised as a home gymnasium with a wall of glass overlooking the gardens and opening out onto the swimming pool. Exposed brickwork and with recessed LED spotlighting. Door leading to:-

FAMILY ROOM: 17'8" x 14'4" (5.39m x 4.36m) With high-quality engineered oak flooring and bifolding doors opening onto the terrace surrounding the swimming pool. Vaulted ceiling with exposed timbers and currently containing a stylish bar area. Door leading to:-

CHANGING AREA: With fitted seating and a view over the pool and doors leading to:-

SHOWER ROOM: Containing a tiled shower cubicle with glass screen door.

CLOAKROOM: Containing a WC and a wash hand basin.

SAUNA: Of particularly high-quality with pine clad walls and fitted benches.

DINING ROOM: 15'4" x 10'11" (4.68m x 3.33m) With herringbone engineered wood flooring and a heavily wood timbered ceiling and exposed beams across the walls. Beautiful open outlook over the neighbouring fields. Ample space for a large dining table and chairs.

UTILITY/CLOAKROOM: 10'8" x 6'5" (3.26m x 1.96m) With exposed floorboards, roof timbers and space and plumbing for a washing machine and space for tumble dryer. Also containing a WC and a vanity suite with storage.

BRAMBLES, LOWER STREET, STANSTEAD, SUDBURY, SUFFOLK, CO10 9AH

First Floor

RECEPTION ROOM/LANDING: 21'8" x 18'10" (6.61m x 5.74m) With impressive vaulted ceiling and exposed timbers and the remains of a crown post as well as exposed timbers and a large window overlooking neighbouring farmland. Large **STORE ROOM** off and with doors leading to:-

BEDROOM 1: 17'11" x 14'1" (5.47m x 4.28m) With exposed floorboards and triple aspect outlook. Plenty of space for a large double bed and with a door leading to:-

EN-SUITE: With a double width tiled shower cubicle and a tiled floor with underfloor heating below, WC, pedestal wash hand basin and a chrome heated towel rail.

BEDROOM 2: 17'9" x 11'6" (5.42m x 3.50m) A further double bedroom with vaulted ceiling, exposed timbers and a beautiful outlook over farmland.

BEDROOM 3: 15'9" x 11'10" (4.81m x 3.35m) A double room with a vaulted ceiling and exposed timbers.

BATHROOM: Containing a contemporary free-standing bath with mixer tap and shower over, WC and vanity suite. Engineered oak flooring, exposed timbers and with a skylight.

Outside

To the side of the property is a generous shingle driveway which provides plenty of **OFF-ROAD PARKING** for numerous vehicles. The driveway in turn leads onto:-

DOUBLE GARAGE: 24'4" x 19'1" (7.42m x 5.82m) With twin up-and-over doors, power and light connected and a personal door and window to side and rear. A drop down ladder leads to:-

STUDIO: With power and light and providing the potential to create further accommodation or a home office.

The rear garden comprises a generous area of lawn enclosed by mature specimen trees and herbaceous borders. Adjacent to the property is a brick paved terrace. Adjacent to the property is an elevated terrace containing a:-

HEATED SWIMMING POOL: In need of some modernisation, for more information contact the office.

Adjacent to the swimming pool, accessible via a pedestrian gate, is a further enclosed area of lawn surrounded by a mellow red brick wall. There is the further benefit of a wood shed at the rear of the garden.

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

AGENT'S NOTES

The property is Grade II listed and thought to date back to the 1500s.

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

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

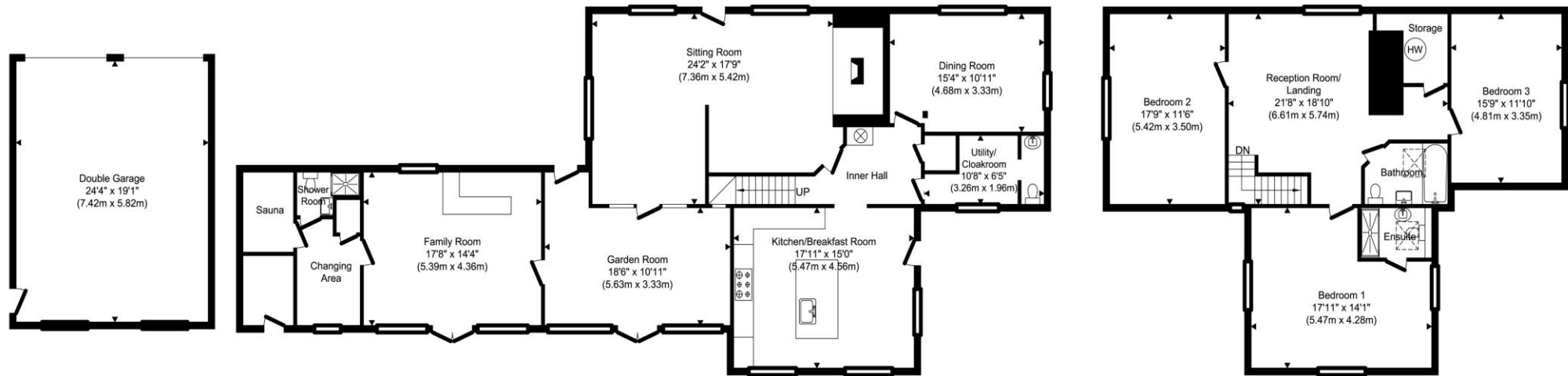
TENURE: Freehold.

WHAT3WORDS: ///narrates.firmly.cocoons

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.

BRAMBLES, LOWER STREET, STANSTEAD, SUDBURY, SUFFOLK, CO10 9AH



Garage
Approximate Floor Area
464.78 sq. ft.
(43.18 sq. m)

Ground Floor
Approximate Floor Area
1729.43 sq. ft.
(160.67 sq. m)

First Floor
Approximate Floor Area
1050.88 sq. ft.
(97.63 sq. m)

TOTAL APPROX. FLOOR AREA 3245.10 SQ.FT. (301.48 SQ.M.)
Produced by www.chevronphotography.co.uk © 2023





