

High Parsons,
Lavenham, Suffolk

DAVID BURR









High Parsons, Sudbury Road, Lavenham, Sudbury, Suffolk, CO10 9SB

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A spacious five bedroom detached family home is on the outskirts of the historic village of Lavenham, enjoying field views to the rear and set within a plot totalling 0.4 acres, with versatile accommodation including four reception rooms, en-suites to three bedrooms and possibilities of secondary accommodation.

The Property

You are initially greeted by a large central entrance hall with staircase leading to first floor, the first of three reception rooms being the drawing room. This is a wonderfully light, double aspect room with French doors leading onto the garden with inglenook fireplace and oak bressummer beam. Neighbouring this is an orangery which wraps around the side of the property leading onto the dining room with a large window overlooking the rear garden. A kitchen/breakfast room leads on from here with a well-served fitted kitchen, space for a breakfast table and French doors leading onto the rear terrace. Beyond, there are two further rooms set up as a morning dining room and study adjoining a utility and wet room, making this area ideal for creating secondary accommodation.

First floor

To the first floor, there are four double bedrooms and a generous single, three of which enjoy their own private en-suites and wonderful views that surround the property. The remaining two bedrooms are serviced by a family bathroom with plenty of storage throughout.

Outside

To the front of the property is a large blocked paved drive provides ample off-road parking with five bar gate leading onto Sudbury Road, with turning space and access to the double garage with up and over doors.

The grounds that accompany this executive family home are one of the property's most attractive features with well established hedgerow borders for privacy, a large expanse of lawn and trees with an established pond attracting a range of wildlife. A large terraced seating area wraps around to the side and back of the property and refined borders offering a range of colours throughout the year, as well as a number of seating areas and pergola allowing you to follow the sun round, throughout the afternoon. Addition to the double garage, there is a further large storage shed and neighbouring greenhouse with side access to either side of the property.

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

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

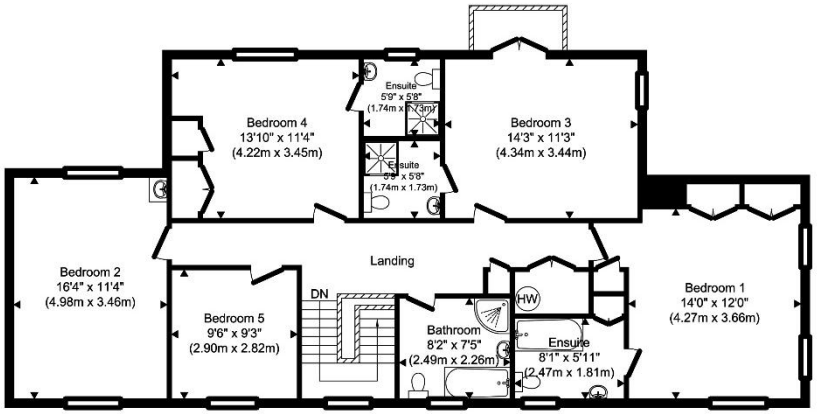
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: G.

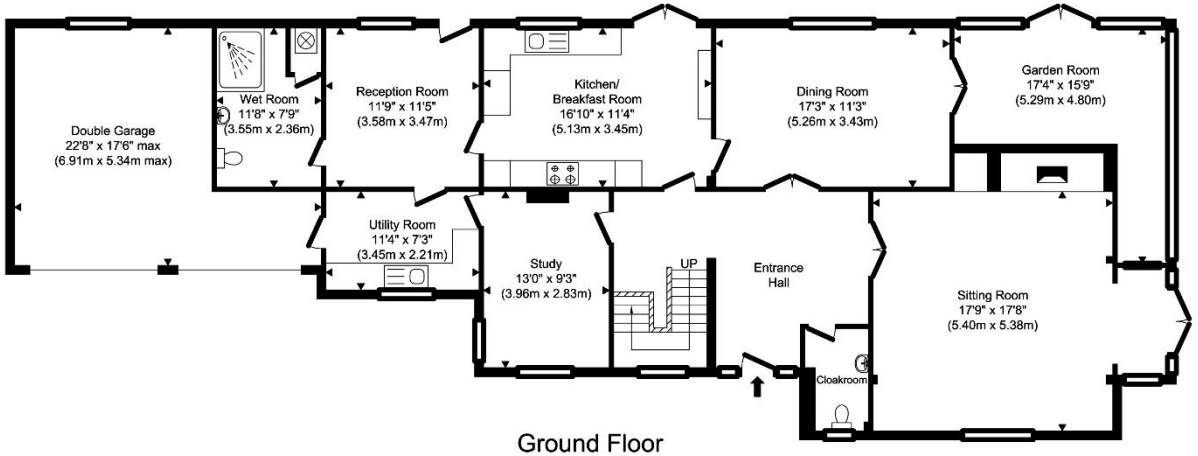
WHAT3WORDS: /// nightcap.wells.rooster

VIEWING: Strictly by prior appointment only through DAVID BURR.

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First Floor
Approximate Floor Area
1238.06 sq. ft.
(115.02 sq. m)



Ground Floor
Approximate Floor Area
1998.64 sq. ft.
(185.68 sq. m)

TOTAL APPROX. FLOOR AREA 3236.70 SQ.FT. (300.70 SQ.M.)

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