

ORCHARD HOUSE, HAYWOOD DRIVE, LONG MELFORD, SUDBURY, CO10 9HX



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# ORCHARD HOUSE, HAYWOOD DRIVE, LONG MELFORD, SUDBURY, CO10 9HX

**An extremely spacious individual detached house quietly situated off a private drive  
serving two properties in mature setting**

**Price : £825,000**

Orchard House has been designed to reflect local building characteristics from the adjoining maltings and coachhouse buildings and has been constructed utilising high quality materials and detailing throughout.

The property is approached over a private driveway from Little St Mary's which leads through attractive old walled garden areas terminating in a courtyard containing the two properties and garage building.

The properties have mellow red brick elevations under tiled roofs with attractive detailed elevations with arched window openings and quality joinery throughout. The courtyard is block paved with sandstone paving leading to the property and with a large south facing patio to the rear.

Orchard House has an internal floor area of 2,642sqft (245sq.m) which gives it a wonderful spacious feel.

The property is approached from the feature front entrance porch which has a large projecting lucam style roof over leading to a entrance lobby and spacious reception hall with handmade oak staircase to the first floor. There are glazed oak doors through to the large family drawing room, a lovely light room with triple aspect, large brick fireplace with woodburning stove and granite hearth, bi fold doors opening to south facing terrace. There is a superb spacious open plan kitchen/living/dining room fitted with quality kitchen incorporating Neff appliances, Silestone worksurfaces and island unit/breakfast bar. There are bi fold doors opening to the south facing terrace and access to the large utility room and cloakroom.

On the first floor there is a partly galleried landing, substantial master suite with dressing room and en suite shower room, second bedroom suite with en suite shower room, two further

bedrooms and a well equipped family bathroom.

Situated on the opposite side of the courtyard is a large double garage with light and power and an external staircase leading to the first floor with store room/workshop/hobby space.

Orchard House has been specified to an extremely high standard with full underfloor heating to the ground floor and radiators to first floor. There is quality joinery throughout the property and a complete sprinkler system installed. The property will be sold with the benefit of a 10 year NHBC warranty.

The entrance lobby is ceramic tiled, together with the kitchen area and utility room and the reception hall has solid oak flooring.

The property has a high quality fitted kitchen with Neff oven, induction hob, fitted microwave/combi/warming oven, fridge,

freezer, dishwasher, and fitted wine cooler. The units will have Silestone worksurfaces and there will be an island unit with breakfast bar.

All of the sanitary ware in the property is from the Roca range, and the cloakroom, utility room, shower rooms and bathrooms will have high quality tiled walls and ceramic flooring.

All of the garden has been turfed with large south facing terrace. The garden is of good proportions with a lovely sunny aspect.

Long Melford is one of the most sought after villages on the Essex/Suffolk border with a remarkable village street reputedly one of the longest in the country which contains a wealth of period properties ranging from medieval wool merchants houses to fine Georgian village houses together with a mix of Victorian and later cottages which create the exceptional character of the main

street known as Little St Mary's, Hall Street and The Green.

The village has a thriving community with primary school, doctors surgery, a good selection of shopping facilities including chemist, butcher, supermarket, excellent range of gift, interior and clothes shops, and antique shops. There is a good range of restaurants, pubs, etc.

Long Melford is situated three miles to the north of Sudbury, 11 miles to the south of Bury St Edmunds, 4 miles from Lavenham, and about 17 miles from Colchester, with its main line station to London Liverpool Street (journey time from about 50 minutes). There is a branch line station connecting to the main line available in Sudbury .

### Accommodation

#### Ground Floor

Front entrance door to

#### ENTRANCE LOBBY

With large coats cupboard. Ceramic tiled floor. Glazed door through to

#### RECEPTION HALL

With solid oak handmade staircase to first floor. Oak flooring and glazed double doors to

#### DRAWING ROOM

27ft6in by 18ft1in (8.38m x 5.6m)  
With large brick faced open fireplace

with slate hearth and inset wood burning stove. Bi-fold doors to south facing terrace

#### SPACIOUS OPEN PLAN KITCHEN / LIVING / DINING ROOM

Overall 27ft9in by 20ft (max) (8.45m x 6.09m [max])

#### *Kitchen Area*

13ft by 11ft6in (3.96m x 3.5m) with Silestone worksurfaces, Neff appliances comprising built in oven, induction hob, microwave/combi/warming oven, fridge, freezer, dishwasher and wine cooler.

#### *Dining Area*

17ft9in by 6ft6in (5.41m x 1.98m)

#### *Living Area*

20ft by 13ft5in (6.09m x 4.08m)  
With bi fold doors leading to the sunny south facing terrace.

#### UTILITY ROOM

10ft7in by 7ft10in (3.22 x 2.38m)  
With a range of fitted units, granite worksurfaces, ceramic tiled floor, plumbing for water softener, space for washing machine, and door to

#### CLOAKROOM

6ft10in by 6ft7in (2.08m x 2m)  
With wc and wash handbasin. Ceramic tiled floor.

#### First Floor

Handmade oak staircase leading to

#### PARTLY GALLERIED SPACIOUS LANDING

With airing cupboard with pressurised hot water cylinder.

#### BEDROOM 1

18ft1in by 13ft9in (5.51m x 4.19m)  
With large south facing window overlooking garden.

#### DRESSING ROOM

7ft by 6ft (2.13m x 1.82m)

#### EN SUITE SHOWER ROOM

With Roca fittings comprising vanity wash handbasin, wc and shower cubicle. Fully tiled walls and floor.

#### BEDROOM 2

15ft6in by 12ft9in (4.72m x 3.88m)  
With large fitted cupboard.

#### EN SUITE SHOWER ROOM

With Roca fittings with wash handbasin, wc and fully tiled shower cubicle. Fully tiled walls and floor.

#### BEDROOM 3

11ft8in by 9ft10in *plus 7ft6in by 6ft6in* (3.55m x 2.99m *plus 2.28m x 1.98m*)  
An interesting "L" shaped room with a glazed section overlooking the front courtyard.

#### BEDROOM 4/STUDY

11ft4in by 9ft10in (3.45m x 2.99m)

#### BATHROOM

8ft9in by 5ft10in (2.66m x 1.77m)  
With roll top bath, w.c. and wash hand basin. Heated towel rail. Fully tiled walls and floor.

### OUTSIDE

Situated on the opposite side of the courtyard is a large DOUBLE GARAGE with light and power connected and sprinkler connected.

There is an external staircase leading to a large first floor storage/ancillary area over the garage.

The property is set well back from the main road through Long Melford approached over a private block paved driveway which serves Orchard House and Saxon House which leads through old red brick walls to the parking area alongside Orchard House and Saxon House.

The front and rear gardens have been turfed with large south facing paved terrace adjoining the rear of the property.

#### Services

Mains water, electricity, gas and drainage. Gas fired central heating to underfloor heating to ground floor with separate room controls and thermostats. First floor heated by radiators.

There is a full sprinkler system installed throughout the house and garage. Plumbing installed for a water softener.

**VIEWING Strictly by appointment with Thorntons 01787 372833.**







Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC
Address: Orchard House	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales	EU Directive 2002/91/EC



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