

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



VAUGHAN & BLYTH

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

An extremely spacious high quality individual detached house set well back from the road approached over a private driveway serving two properties in a delightful mature setting

Price : £ 840,000

Saxon House has been designed to reflect local building characteristics from the adjoining maltings and coachhouse buildings and has been constructed by Vaughan and Blyth utilising high quality materials and with exceptional detailing throughout.

The property is approached over a private driveway from Little St Mary's which leads through an attractive old walled garden area terminating in a spacious courtyard containing the two substantial detached properties and garages.

The house has an internal floor area of 3186 sq.ft. (296m²) giving a really spacious feel. There are many features of quality throughout the house which is approached from the front door to a spacious reception hall with oak flooring. There are glazed double doors through to the large family drawing room, a wonderful light space with triple aspect windows and an attractive stone fireplace with wood burning stove. There is a set of bi-fold doors opening to the terrace and French doors to the side terrace area.

A particular feature of the design is the extremely spacious high quality open plan kitchen/living/dining area fitted with quality units, incorporating full range of Neff appliances, quartzstone worksurfaces, etc. This area has bi-fold doors opening onto the terrace and adjoining the kitchen is a large utility room and cloakroom with rear hall providing access to the garden.

On the first floor, which is approached over a handmade oak staircase there is a substantial master suite with dressing area and en suite shower room. The second bedroom has a en suite shower room and there are two further good sized bedrooms (one of which could easily be used as a study), together with a well equipped family bathroom.

Adjoining the property is a large double garage with electronic up and over doors and light and power connected. There is a separate access leading to a large studio area over with its own shower room.

Saxon House has been specified to an extremely high standard with full under

floor gas fired central heating to the ground floor and radiators to first floor level.

The house contains quality joinery throughout with exposed oak doors and there is a complete sprinkler system installed.

All of the sanitary ware throughout the house is from the Roca range and the bathroom and cloakrooms are extensively tiled with ceramic flooring.

The garden has been fully turfed and the house has east and south facing terraces.

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 developed as a thriving community with primary school, doctors surgery, a good selection of shopping day to day facilities including chemist, butcher, supermarket, excellent range of gift, interior and clothes shops, and antique shops. There are also a good range of restaurants, pubs, tea rooms, etc throughout the village.

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

Double glazed front door to

RECEPTION HALL

17ft5in by 8ft10in (5.3m x 2.69m)

With door to understairs storage cupboards, underfloor heating manifolds, solid oak flooring. Coats cupboard.

DRAWING ROOM

27ft4in by 17ft11in (8.3m x 5.46m)

With bi-fold doors opening to rear terrace, French doors to side terrace, fireplace in stone surround with stone hearth and fitted woodburner stove, high level velux roof light, with remote control and rain sensor. Solid oak flooring.

SPACIOUS OPEN PLAN KITCHEN/ LIVING/DINING ROOM

32ft4in(max) by 24ft9in (9.85m (max) x 7.54m)

With bi-fold doors to rear terrace, double glazed doors to rear garden and ceramic tiled floor.

Kitchen Area : with excellent range of fitted units with quartzstone worksurfaces, incorporating island unit with breakfast bar, built in fan oven, induction hob (extractor hood over), full height fridge, freezer unit, microwave/ combi/warming oven, dishwasher and wine cooler, built in sink unit and door to

UTILITY ROOM

8ft9in by 6ft4in (2.66m x 1.93m)

With single drainer sink unit, space for washing machine, plumbed in water softener and tiled splashbacks. High level storage cupboards, extractor fan. Vaillant gas fired central heating boiler.

From this area a door leads to

REAR HALL

With door to garden. Door to

WALK IN CLOAKROOM

With w.c., and wash handbasin.

First Floor

Handmade oak staircase with glass balustrading leading to

SPACIOUS LANDING

With airing cupboard with pressurised hot water cylinder.

BEDROOM 1

18ft1in by 13ft6in (5.51m x 4.11m)

With built in double wardrobe. Dressing area with two large double wardrobes.

EN SUITE SHOWER ROOM

9ft10in by 5ft10in (2.99m x 1.77m)

With large vanity wash handbasin with cupboards under, large shower cubicle, w.c., dual fuel towel rail. Shaver socket and fully tiled walls. Ceramic tiled floor.

BEDROOM 2

14ft8in by 13ft6in(max) (4.47m x 4.11m)

EN SUITE SHOWER ROOM

Comprising shower cubicle, wash handbasin and w.c., shaver socket, dual fuel towel rail. Fully tiled walls and floor.,

FAMILY BATHROOM

9ft10in by 5ft10in. (2.99m x 1.77m)

With panelled bath, corner shower cubicle, w.c., wash handbasin. Dual fuel towel rail and extractor fan.

BEDROOM 3

12ft3in by 9ft11in (3.73m x 3.02m)

BEDROOM 4/STUDY

11ft9in by 10ft6in(max) (3.58m x 3.2m)

With large glazed screen overlooking front courtyard.

OUTSIDE

Double Garage

19ft by 16ft4in (5.79m x 4.97m)

with electronic up and over doors, door to outside and understairs recess area measuring 4ft2in by 3ft11in (1.27m x 1.19m).

Over the garage is

STUDIO

22ft11in(max) by 10ft8in widening to 16ft1in (6.98m x 3.25m widening to 4.9m)

With step up to

SHOWER ROOM

9ft2in(max) by 8ft2in (2.79m x 2.48m)

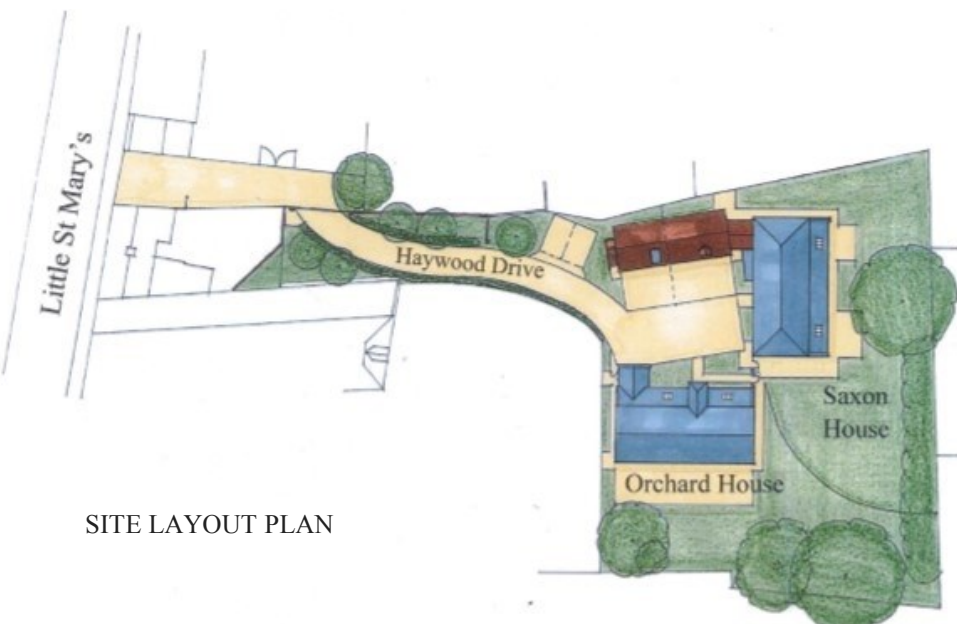
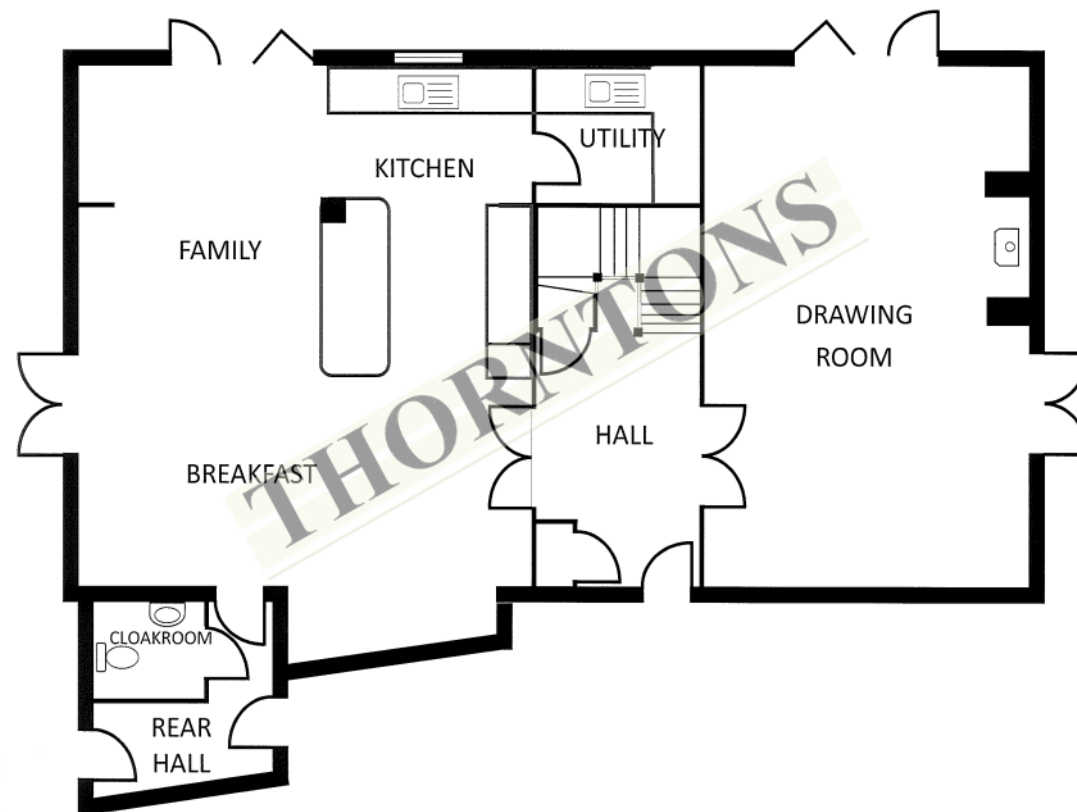
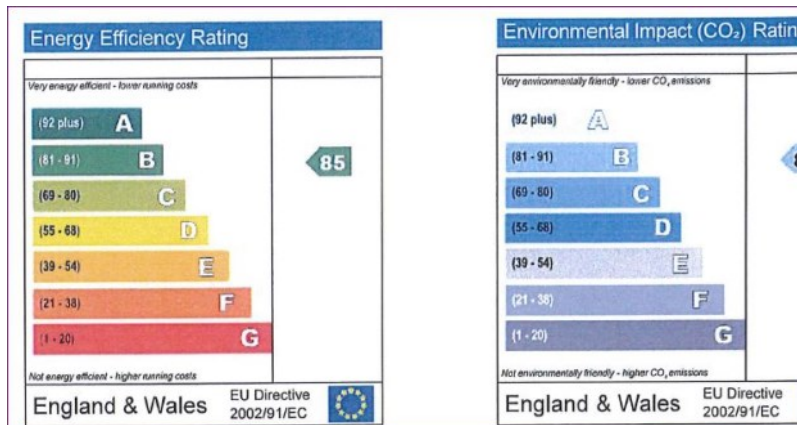
With shower cubicle, w.c., and wash handbasin, tiled walls.

The property is approached over a sweeping block paved drive which is lit and bordered with lawned areas and hedging (to be planted). The drive terminates at the large courtyard which serves the two houses and in front of the garage is a wide parking forecourt and nearby visitors parking space.

The front and rear gardens have been fully turfed with large terraces adjoining the property.

NOTE : *A viewing is strongly recommended to fully appreciate the quality of the fittings and finishes at Saxon House*





SITE LAYOUT PLAN



Not to scale For illustrative purposes only



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