

Reynards House, The Street, Foxearth, Sudbury, CO10 7JG



Freehold

£500,000

Subject to contract

3 bedrooms
2 reception rooms
2 bathrooms



Some details

General information

This beautifully presented Edwardian built property is situated in the idyllic village of Foxearth set just outside Long Melford offers impressive and versatile living accommodation across two floors with three double bedrooms and a family bathroom to the first floor including a master bedroom with ensuite, whilst the ground floor accommodation is composed of a sizeable reception room to the rear with a separate dining room and kitchen located to the front. The property also enjoys a downstairs cloakroom, beautifully presented but low maintenance gardens to the rear and a single garage and off street parking set beyond.

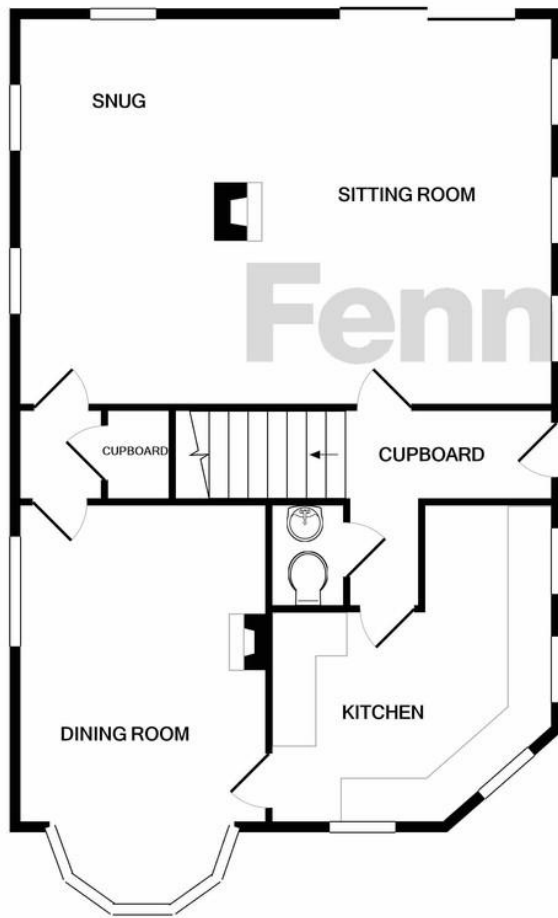
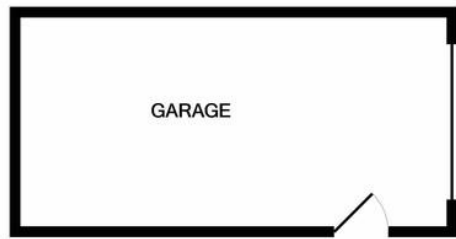
This impressive Edwardian property is composed of a door into the entrance hall which has stairs rising to the first floor landing and beneath doors give way to the kitchen set to the front aspect. The kitchen enjoys worksurface on three sides with an array of storage cupboards set both above and below the worksurface providing or creating space for several appliances including an eye level oven, washing machine and dishwasher and further space for a free standing fridge freezer. The kitchen provides access through into the dining room both of which enjoy bespoke fitted slatted shutters to the front windows. The dining room also enjoys a number of further period features including original style fireplace, picture rails and high ceilings. Set to the rear aspect of the property and running the full width is the principal reception room which is split into two distinct zones by a handsome exposed brick chimney breast, this allows the rear room to be used as versatile living space and could be split into distinct zones such as a formal sitting room and a separate snug. The sitting room also enjoys sliding patio doors which provide access out on to the garden behind. The ground floor accommodation is then concluded by a useful and helpful cloakroom which is located off the entrance hall.

Stairs rise to the first floor landing which provides access to all three bedrooms and the family bathroom. All three bedrooms enjoys a degree of built in storage with the master bedroom being set to the rear and benefitting

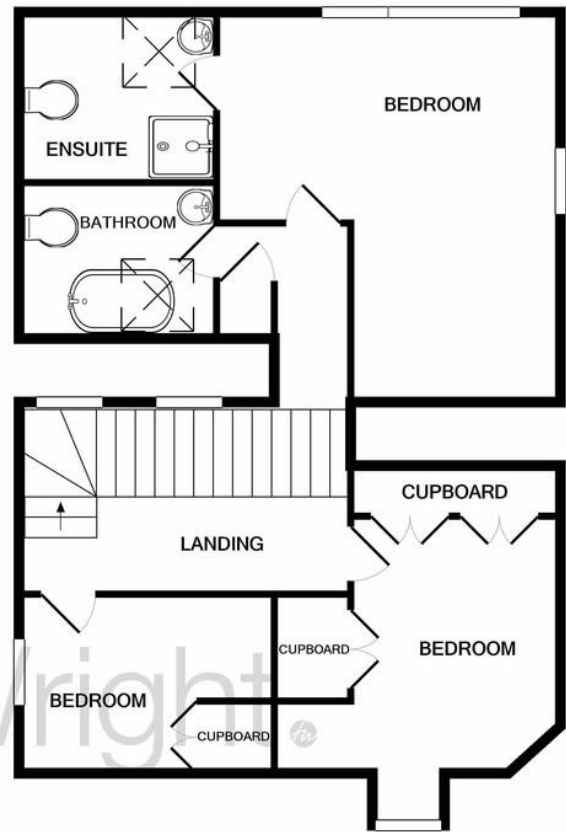
from the ensuite shower room in addition. The ensuite is composed of a walk in shower cubicle, wash hand basin and W.C with a velux window to the rear aspect. Bedrooms two and three are both set to the front and enjoy views out across the front and side aspect respectively. The family bathroom then concludes the first floor accommodation and is composed of a three piece suite with a bath, wash hand basin and W.C with part tiled surrounds and a velux window.



This beautifully presented Edwardian property is situated in the picturesque village of Foxearth set just outside of Long Melford.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Entrance hall

10' 2" x 6' 6" (3.1m x 1.98m)

Cloakroom

3' 5" x 4' 10" (1.04m x 1.47m)

Kitchen

12' 4" x 12' 1" (3.76m x 3.68m)

Dining room

11' 7" x 14' 9" (3.53m x 4.5m)

Sitting room

13' 2" x 17' 11" (4.01m x 5.46m)

Snug

9' 5" x 17' 11" (2.87m x 5.46m)



Landing

Bedroom one

15' 4" x 17' 9" (4.67m x 5.41m) at its widest points

Ensuite

6' 9" x 8' 9" (2.06m x 2.67m)

Bedroom two

11' 10" x 12' 4" (3.61m x 3.76m)

Bedroom three

10' 6" x 8' 1" (3.2m x 2.46m)

Bathroom

6' 10" x 7' 2" (2.08m x 2.18m)

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Outside

The property benefits from a beautifully landscaped but low maintenance garden to the rear with path leading though the centre towards the rear of the garden which provides access into the single garage. The single garage has lighting with off street parking set in front.

Location

The popular village of Foxearth is situated on the Essex/Suffolk border between Long Melford and Cavendish. The village is surrounded by open countryside and is within comfortable distance of Sudbury with its excellent range of shopping and recreational facilities along with its branch line railway station with links to London Liverpool Street.

The village of Long Melford is also close by with its further amenities, boutique shops, art galleries and historic Kentwell Hall and Melford Hall.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage and electricity are connected to the property and there is oil-fired central heating.

Tenure - Freehold

EPC rating - E

Our ref - QJG

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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