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Signature

Old Oaks, Lavenham Road,
Acton, CO10 0BH



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An exceptional architect designed detached bungalow nestling in 3 acres alongside the Chad Brook between the medieval centres of Long Melford and Lavenham.

Old Oaks is a lovely detached bungalow which has been extended and meticulously maintained by its present owners in an idyllic location with stunning and extremely flexible accommodation.

- Spacious reception hall
- Four reception rooms and 1,000 sq.ft cinema/ studio
- Refitted quality kitchen and appliances
- Master suite with ensuite closet and three further double bedrooms
- Two bathrooms and large ensuite to master bedroom
- Four garages with studio office over
- Stunning mature riverside grounds of about 3 acres



The property is approached via electric gates which lead to a sweeping block paved drive which leads through the grounds and past the bungalow to a large central block paved courtyard area surrounded by the property studio and garages. As one enters the property one is immediately greeted by a range of reception rooms designed to follow the sun throughout the day.

The property has quality fittings throughout and there is a wide sunny terrace running along the south side of the property. From this terrace there are lovely views out across the mature landscaped garden and grounds. The kitchen has recently been fully refitted with bespoke handmade units, Durasein worksurfaces and an excellent range of Neff appliances, Quooker tap and tumbled Limestone floor tiles with electric under floor heating. There are French doors out to the terrace and then a large well equipped utility room alongside the back door to the property. A spacious internal hallway opens onto the large dining room again with French doors onto the terrace. Further off the hallway is the Snug/Study and adjacent the entrance into the stunning South westerly facing sitting room which has two pairs of French doors onto the terrace and a large attractive feature fireplace. Along side the sitting room is the door to the master bedroom suite which has a beautifully equipped large walk in wardrobe closet and a large ensuite shower room.

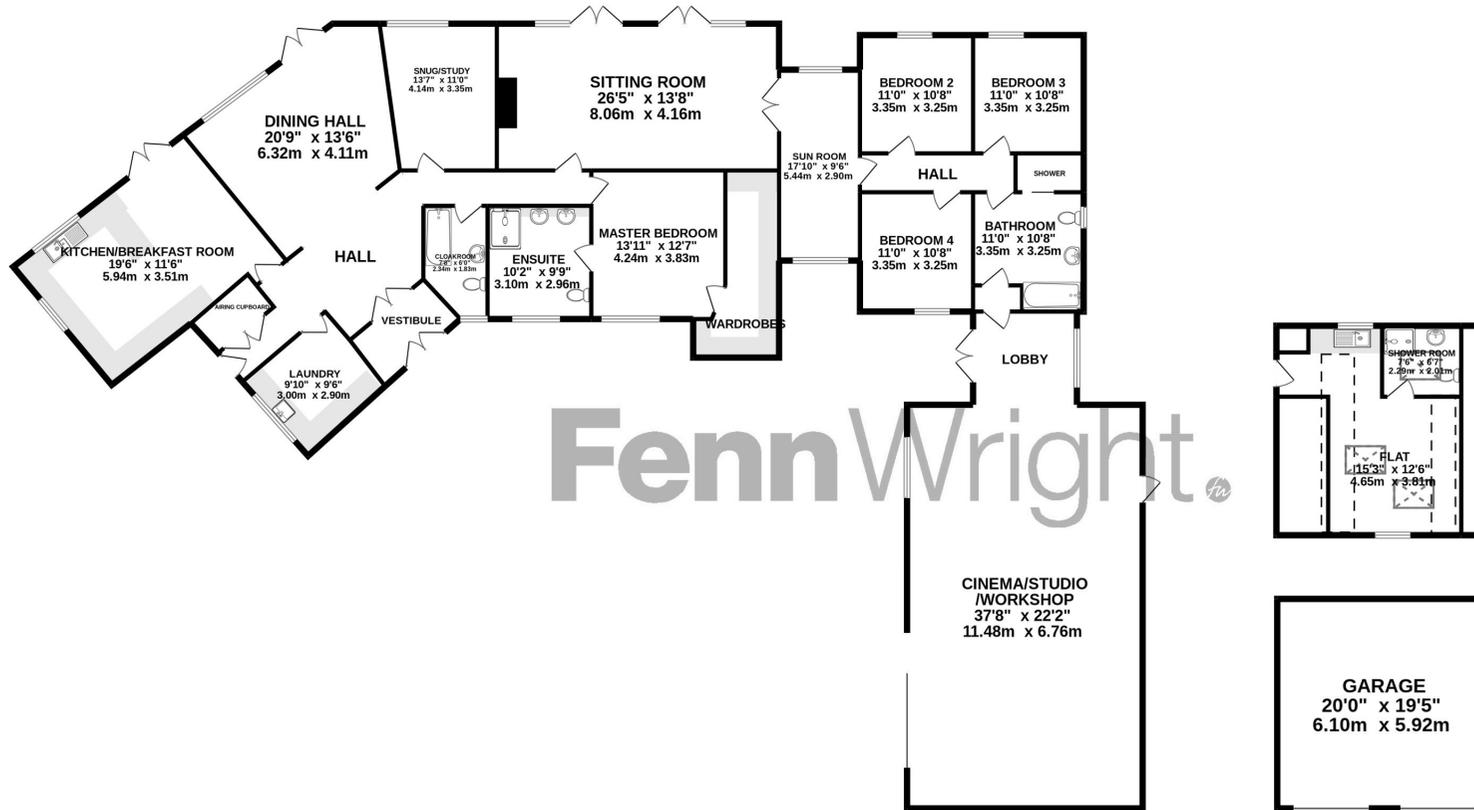
The remainder of the internal accommodation is approached through a sun room from the sitting room where there are three double bedrooms and a large bathroom serving these three bedrooms. Opening through the bathroom is a door which leads into the stunning cinema/studio/workshop which extends in total to about 1,000 sq.ft and is built in a manner that it could easily be converted to extra living accommodation but is currently set up as a studio and workshop with home cinema system of the highest possible standard which is featured in the leading home cinema magazine for residential property. This section of the property is air conditioned. There is at present a roller shutter door enabling access for vehicles.

The property has a large roof space providing ample scope for extension if required. On the north side of the large paved courtyard enclosed by the property is a double garage and a further double garage with large self-contained annex/flat with kitchenette and wc/ shower room (currently used as the owners office). There is also a garden store in this range of outbuildings.









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Outside

The main grounds lie to the south of the property and are laid out with more formal flower beds containing Roses, Lavender etc. close to the house which opens up into a wide sweeping lawns which contain a stunning collection of trees including some ancient Oaks, Cedar, Birch, Chestnut, Acer and one large tree trunk which has been carved into a extremely attractive feature of a family of owls. The grounds run down to the Chad Brook to the west and to a large natural pond to the south. All of this area of garden is overlooked by the wide stone paved terrace which has sun from morning until late evening.

Location

The property lies quietly situated off the road between the nearby medieval centres of Long Melford and Lavenham, a couple of the honeypots of south west Suffolk with their stunning collection of historic properties, excellent range of shopping and recreational facilities including a good selection of pubs, coffee shops, restaurants etc. Train services linking to the mainline station at Marks Tey are available from the nearby market town of Sudbury which has an excellent range of shopping facilities including Waitrose, Tesco, Sainsbury's and Aldi.

Directions

Please use the postcode as the point of origin.

Important Information

Council Tax Band - G

Services - We understand that mains water, gas and electricity are connected to the property. Private drainage into WPL Diamond Sewage Treatment Plant.

Tenure - Freehold

EPC rating - tbc

Ref - SAT

Agents note

We have available detailed notes of the recent works and improvements to the property and also a copy of the article which deals with the stunning home cinema installation, these are available on request.





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