



Pound Farm Barns | Boxford Road, Milden, Suffolk, IP7 7AN



Features

- Newly Finished Barn Conversion
- High Spec Throughout
- Underfloor Heating
- Parking for 2 Vehicles
- Open Plan Living
- Garden
- 4 Bedrooms

This beautiful four bedroom barn conversion is quietly nestled in the Suffolk village of Milden. It has been finished to a impressively high standard and benefits from open plan living, a high spec bespoke kitchen and utility room, 4 double bedroom and parking for 2 vehicles. There are also two outbuildings adjacent to the barn. The property is located just 15 from the town of Sudbury which has good rail links into London. The garden is low maintenance but spacious. Viewing is highly advised to truly appreciate what this stunning property has to offer.



ENTRANCE HALL

16' 4" x 7' 6" (5m x 2.29m)

Vaulted height ceiling. Stairs leading to first floor & galleried landing. Under stairs storage cupboard. Window to front aspect. Oak flooring with underfloor heating. Doors to:

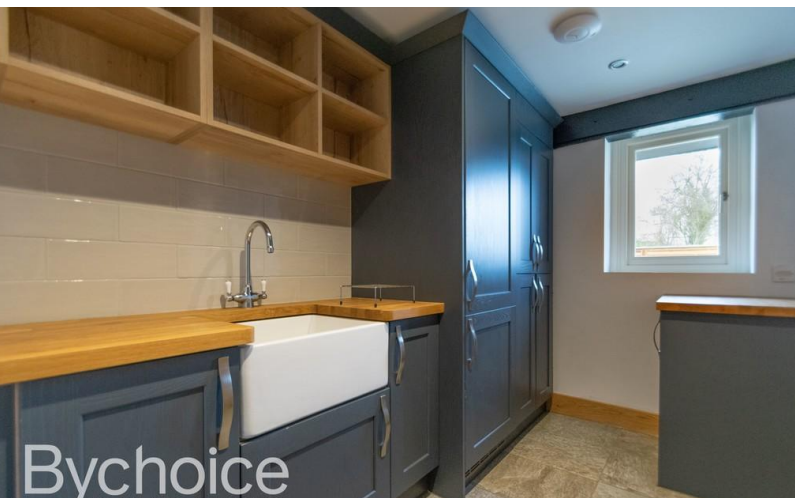
WC

White suite comprising, low level flush WC, wall mounted wash hand basin. Oak flooring with underfloor heating.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

32' 3" x 18' 0" (9.85m x 5.51m)

This large open plan living space feature floor to ceiling windows facing the front aspect, these flood the room with natural light and offer an uncompromised view of the neighbouring pond. The exposed beams in the living area frame the room beautifully, it then flows seamlessly into the kitchen area. The kitchen is finished to a high specification and features twin bowl butler sink unit with cupboard under, chrome mixed tap with instant boiling water facility. An extensive range of base & wall mounted units with complimentary oak work surfaces & fully tiled splashbacks. Built in dishwasher, wine fridge & integrated microwave oven. Full height integrated fridge freezer. Large Range cooker with a 5 burner induction hob. Extractor fan over. Water softener. Window to rear aspect.. Porcelain tiled flooring with underfloor heating. This extensive room also has bi-fold doors that open up onto the patio area and rear garden, creating a great entertaining space.



UTILITY ROOM

10' 7" x 6' 7" (3.25m x 2.01m)

Cupboard housing oil fired boiler serving domestic hot water & heating. Pressurised hot water cylinder. Wall mounted butler sink. Tile splashbacks. A full height integrated freezer. Additional storage cabinets. Porcelain tile flooring.

GALLERIED LANDING

Vaulted ceiling. Window to front aspect. Doors to the bedrooms & family bathroom.

BEDROOM 1



Bychoice
ESTATE AGENTS

15' 5" x 11' 1" (4.70m x 3.40m)

Master bedroom with ensuite. Oak flooring. Power points. Radiator. Window to rear aspect with field views. Doors to:

ENSUITE SHOWER ROOM

White suite comprising, low level flush WC, vanity wash hand basin, large walk in shower with glazed screen & thermostatically controlled rain head shower. Porcelain tiled walls & flooring. Wall mounted heated towel rail. An additional feature in the ensuite is the Juliet balcony with a stable door.

BEDROOM 2

9' 9" x 11' 6" (2.99m x 3.51m)

Oak flooring. Power points. Radiator. Window to rear aspect.

BEDROOM 3

9' 8" x 11' 6" (2.95m x 3.51m)

Oak flooring. Power points. Radiator. Window to rear aspect.

BEDROOM 4

8' 3" x 11' 6" (2.54m x 3.51m)

Oak flooring. Power points. Radiator. Window to rear aspect.

BATHROOM

White suite comprising low level flush WC, panelled bath with shower wand, vanity wash hand basin. Heated towel rail. Porcelain tiled walls & floor. Window to front aspect.

OUTSIDE

the rear garden is mainly laid to lawn with a patio area great for summer entertaining. There is timber fencing to the rear and the property backs onto agricultural fields. Parking for 2 vehicles and one guest space.

Services

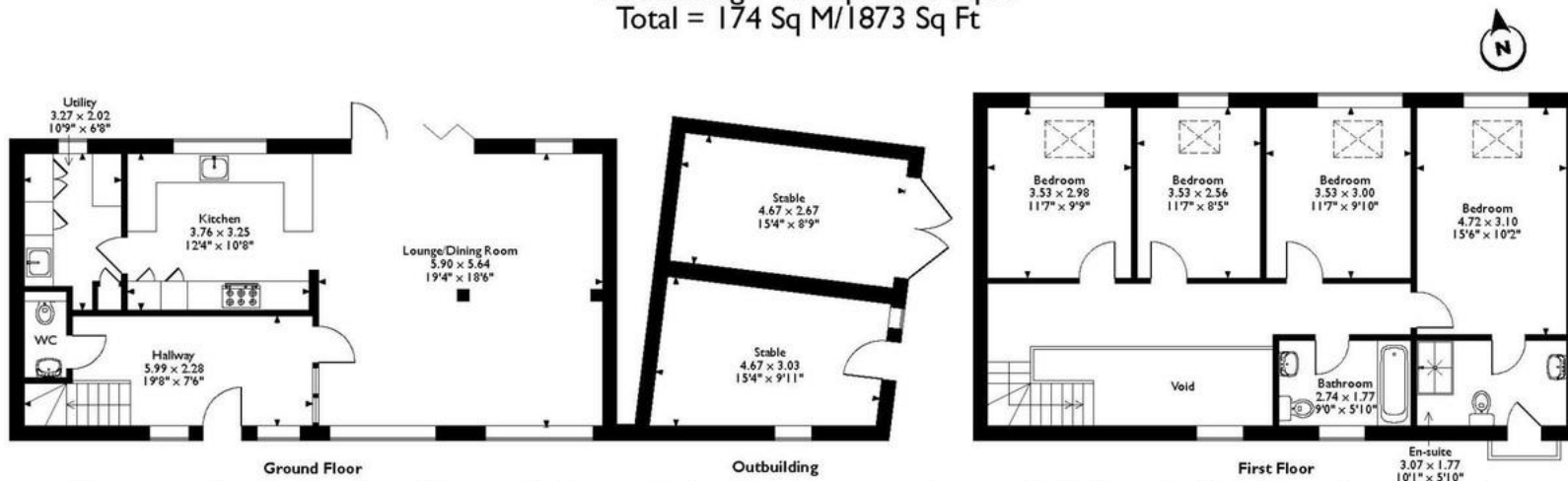
Oil central heating. There is a Klargester servicing Brendish and two neighbouring properties. It is located on a neighbouring property and all costs are shared by prior arrangement.



Bychoice

Bychoice

Approximate Gross Internal Area
 Main House = 147 Sq M/1582 Sq Ft
 Outbuilding = 27 Sq M/291 Sq Ft
 Total = 174 Sq M/1873 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Bychoice
ESTATE AGENTS

FOUND FARM HOUSE