



EH

EXQUISITE  
HOME

## THE MEETING POINT OF THREE COUNTIES

Withersfield in West Suffolk is within easy reach of Cambridge, Bury St Edmunds, Braintree, Haverhill and Colchester and has from excellent road and rail links. It has a pub, a village hall and a large Grade II\* listed parish church thought to have been first constructed in the thirteenth century. It appears in the Domesday Book and is a close-knit and thriving community. The M11, A14 and A134 run close by, Stansted is within easy reach and regular train services into London can be caught from Audley End or Dullingham. Withersfield sits to the north of bustling Haverhill with its many shops, schools, restaurants, cafes and leisure activities. There are two high schools in the town, as well as several primary schools. Children from this area also go to school in Linton and Cambridge, the latter being only sixteen miles to the northwest.





### *A Delightful Location...*

Standing on a quiet road in just over half an acre of land and surrounded by open countryside is this large detached house, built in 1965. The present owners bought it in 2005, attracted by its large garden, its proximity to Cambridge and its potential. Since moving in, they have built an extension to the front, put in a new kitchen and bathroom, redecorated throughout, updated and improved the two annexes and put in double glazing. A drive runs to the house and there is plenty of parking to the side as well as a car port. A pair of double doors lead into the light-filled sun room which has useful storage for coats, shoes and household equipment. There is also a downstairs cloakroom. To the left is the stunning triple aspect sitting room with natural light pouring through the bay window. Stained glass is a motif throughout the house and the door into the sitting room has an example of this, adding very greatly to its charm. The room's focal point is a large stone fireplace and mantelpiece with a wood burner. This space has always been used as the main family room, ideal for relaxing together, watching television, reading and playing games. To the right of the entrance hallway is the sleek, contemporary kitchen with its high gloss light grey units, marble effect worktops, integrated double oven, induction hob and a pair of large glass doors leading to the driveway. Natural light floods into this room and it is the ideal space for cooking everyday family meals and entertaining. One end is used for utilities, while at the other there is plenty of room for a table and chairs.

A door with a stained glass panel leads into the delightful quadruple aspect dining room. Here, previous owners have added in some ancient oak beams, there is some exposed brickwork and a very large brick fireplace with open fire and oak bressumer beam. This gives the impression of the house being much older than it really is and adds in considerable period charm. The family have hosted many happy family Christmases, New Year's Eve celebrations and parties here and have seated twenty two guests in the past, all of whom stayed the night. The patio outside is perfect for barbecues and the house has a marvellous flow, perfect for entertaining. Next door is the dual aspect room presently used as the home office, but which in the past has been variously a children's play room, TV room and snug. It is absolutely charming, with exposed beams, wooden floor and a built in window seat. It has a TV point and is a perfect overflow reception room.





*"It's a spacious, light and versatile home..."*



### *A Flexible Layout...*

The wooden staircase with its attractive turned newel posts leads up to the generous first floor landing. From this radiate four double bedrooms and the family bathroom. Each bedroom is a good sized double, one with a skylight and there is more than enough room on this storey to accommodate any family configuration plus guests. Planning permission is in place, if desired, to build a two-storey extension on the side of the house to add in a fifth en suite bedroom and to add an en suite to the main bedroom. The footings are already constructed and it would not be difficult to carry out such a project which would increase the capacity of the house considerably. There is some eaves storage in one of the bedrooms. The smart, contemporary family bathroom has his and hers countertop basins, a freestanding bath with shower over and a large walk in shower with handy built in niches for soap, shampoo and conditioner. With its marble effect floor tiles, attractive blue and white mosaic detail and large cupboard, this is a perfect family bathroom for a quick morning shower, children's bath time or a relaxing candlelit bubble bath after work.

The spacious patio at the back of the house has played host to many barbecues and summer parties and the rest of the garden is laid to lawn. Over the years, there has been a trampoline, inflatable swimming pool and children's play equipment here and it is the ideal garden for children. There is an attractive brick exterior chimney by the patio and the garden has a fruitful pear and greengage tree, a shed, and lots of mature bushes, shrubs and perennials. There are two wooden annexes, both with verandas and their own water and electricity supply, which have been used to accommodate family and guests over the years but which would make ideal Airbnb or holiday lets. The first has a large, quadruple aspect living/dining/kitchen area, a triple aspect bedroom, shower and utility room. The second has a central hallway with a living/kitchen area, two bedrooms and a shower room radiating from it. These have huge potential and add very greatly to the flexibility of the house. The garage is useful for storage and has two further storage areas as part of it. Standing on a generous plot in a secluded area and with plenty of versatile accommodation, off street parking, a pretty garden and the potential for further income streams, this delightful and much-loved family home is waiting for the next stage in its adventure.



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