



EH

EXQUISITE
HOME

TUCKED AWAY TRANQUILITY

Set amongst approximately 3.86 acres of land, including a modest vineyard, this four bedroom, two bathroom family bungalow enjoys almost complete seclusion amongst the glorious, undulating countryside. Situated near Sudbury, it offers a wonderful opportunity to create a smallholding or simply to enjoy the peace and tranquil lifestyle.





A Wonderful Lifestyle Opportunity...

The property sits on a quiet country lane on the edge of the small hamlet of Borley, which lies just less than two miles from the popular town of Sudbury in south Suffolk. The house was originally constructed in 1952 but much improved and extended by the current owners, who have thoroughly enjoyed the tranquil and organic lifestyle that the property has created for them. Almost hidden within the landscape, the bungalow is surrounded by mature trees and shrubs, as well as various vines including wisteria, jasmine and a Virginia Creeper, all ensuring that the house is drenched in wonderful colour throughout much of the year. 'It's just fabulous,' say the current owners, 'when you open the doors up you are just hit with this glorious scent from all the flowers.'

Entry into the property leads to a small hall that separates the main family areas. On the left is a generous living room with warm tones and a small wood burner in the corner makes this an ideal place to snuggle down with a good book and a glass of wine on cold, winter evenings. During the summer, a large, frameless picture window offers wonderful views out into the gardens, and French doors open out into a spacious conservatory. Further down the entry hall is the formal dining room which, like the living room, opens out into the conservatory but also provides a more intimate space to host family meals and dinner parties. The conservatory was added by the current owners, and they have enjoyed many hours relaxing in this generous and bright space throughout the year, either entertaining friends and family or spying on the natural wildlife that inhabit the land. They shared the story of one Christmas morning when they went out into the conservatory to find the grounds covered in a fresh layer of snow and a small pack of deer running past the property, describing the moment as 'truly special.'

The kitchen sits in the centre of the property and the layout truly makes this room the hub of this family home. The kitchen units are bespoke and house within them an electric AGA cooker, a separate induction hob, space for a large fridge/freezer and a dishwasher. There is room in the centre of the kitchen for a full-sized dining table, and the kitchen also includes a generous family area with yet another wood burner and French doors that open out onto the decking, making it easy to transport food outside for al fresco dining. Beyond the kitchen is a utility room with storage space and the four bedrooms. Two of the bedrooms can be combined to create a larger space, and the smallest bedroom includes built-in storage. The principal bedroom is generous and includes an en-suite shower room, as well as views of the lush and beautiful gardens that surround the house.





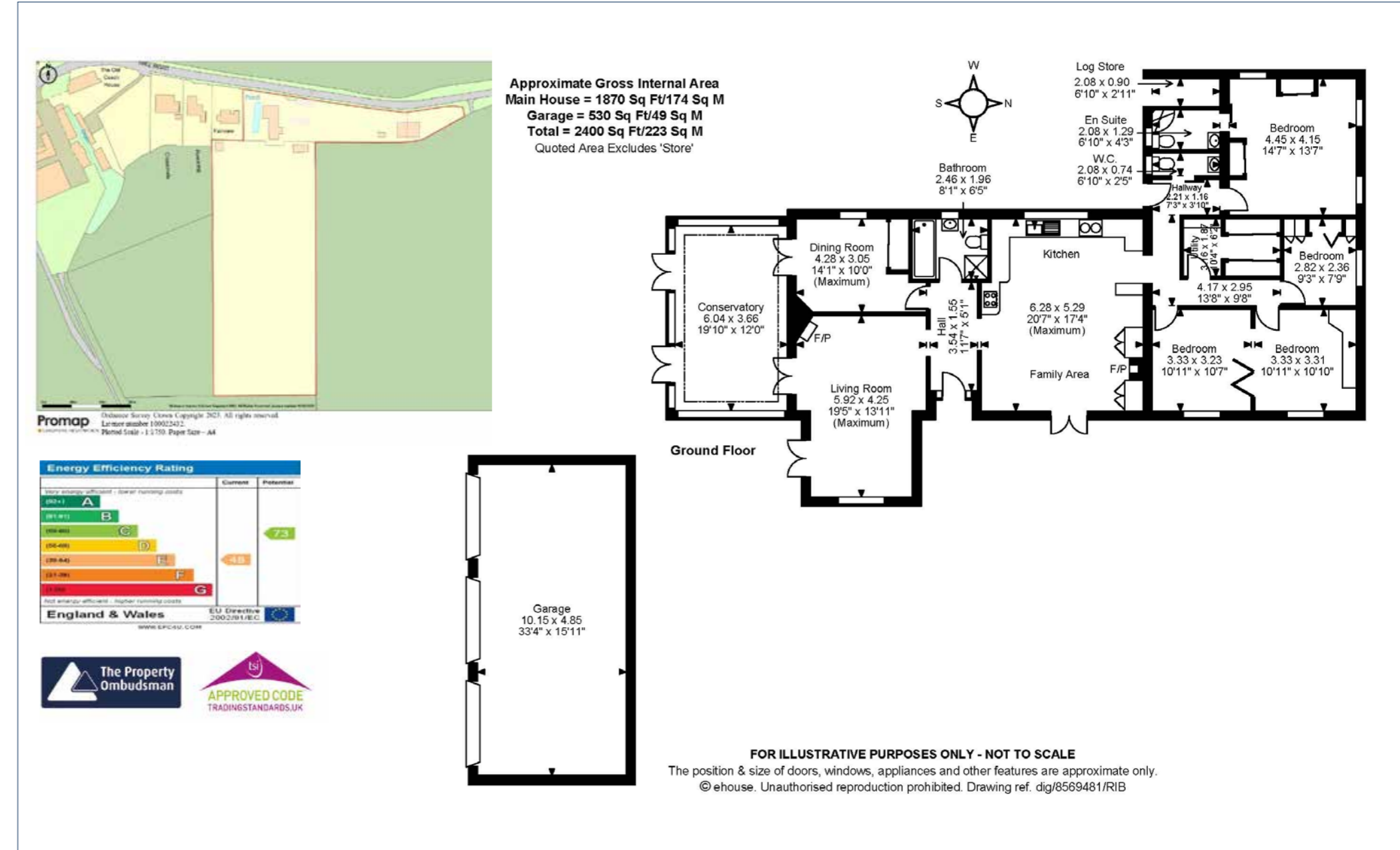
“During the summer, a large, frameless picture window offers wonderful views out into the gardens, and French doors open out into a spacious conservatory. ...”



LOCATION

The current owners pride themselves on producing organic produce from the nearly four acres of land included with the property, and have had the soil regularly certified by an organic commission to ensure quality produce, the soil is certified by the Soil Association. In addition to the decorative elements of the gardens and grounds, which include a number of established trees, hedges, multiple species of snowdrop that bloom in the late winter, and a pond which attracts local ducks and wildlife, the property also has a large orchard with over 30 trees producing many different varieties of apples and pears. The land also includes a small vineyard with around 300 vines that allow the owners to produce home-grown organic red wine, with one year's harvest producing a record 360 bottles! What the current owners truly love about the grounds, though, is the tranquillity, seclusion and the variety of wildlife and plants that create such a wonderful atmosphere to enjoy. They recall hosting large parties here with live music, star-gazing on perfectly dark nights, and note that 'the garden is different all the time and it's such a joy to be able to experience it.' Finally, it's worth noting that there is a three-car detached garage located near the house which has an electricity connection and a water connection nearby, and therefore provides the possibility of further development into additional living space, subject of course to any necessary planning requirements.

The hamlet of Borley sits around 15 miles of the cities of Bury St Edmunds and Colchester, and is only a short drive from the popular medieval villages of Lavenham and Long Melford. The nearest train station is at Sudbury, where trains to Marks Tey carry on to London's Liverpool Street Station with a journey time of around 90 minutes. The current owners describe the immediate area around the property as 'quiet with a lot of really good country walks and lots of nice pubs where you can get wonderful meals.' They enjoy venturing into the market town of Sudbury, where the twice-weekly market provides a full range of fresh meats and produce as well as other goods, while also offering a good range of independent and chain shops, eateries and cafes. Bury St Edmunds is often referred to as the cultural capital of Suffolk, where visitors can enjoy a range of theatres, museums, shopping, and Michelin star restaurants.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk