



**Thalia,
Wickham Skeith, Suffolk**

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Thalia, The Entry, Wickham Skeith, Suffolk, IP23 8LY

Wickham Skeith is a small and active village situated in rural countryside about 3 miles to the village of Mendlesham. The village hall is host to a number of groups including Women's Group, Lunch Club, History and Film Group, Gardening club and Craft group to name a few together with a variety of events throughout the year including quizzes, tea and chat and children's parties. The village of Mendlesham provides everyday amenities including a public house/post office, health centre and village store. The market town of Eye (5 miles) provides a more comprehensive range of amenities and facilities. A mainline commuter rail link to London's Liverpool Street is available at either Diss or Stowmarket (both approximately 10 miles).

A truly impressive single storey hidden gem of a property measuring over 2500 sq ft and set in grounds of approximately 0.7 acres along a no through lane set back off Wickham Skeith village green. The property has been significantly improved and reconfigured by the current owners over recent years and offers well-appointed and exceptionally well finished accommodation comprising four double bedrooms, four reception rooms and fully fitted kitchen/breakfast room. The property benefits from uPVC double glazing, all exterior woodwork replaced with uPVC, oil fired central heating and the flexible living arrangements are further complemented by a detached double garage, log cabin, further outbuildings, magnificent gardens and heated outdoor swimming pool.

A substantial and well-appointed detached property measuring over 2500 sq ft in generous grounds with double garage, cart lodge, log cabin and heated outdoor swimming pool.

Part glazed entrance door to;

RECEPTION HALL: Having polished Porcelain floor tiles combined with Krono wood laminate flooring. Leading off from this area is the dining room, the principal bedrooms and double doors through to the inner hall. Loft access hatch.

INNER HALL: Triple ceiling pendant light, continuation of Krono laminate flooring and presence of useful full height storage cupboard. Door to;

SITTING ROOM: 21' x 11'7 (6.4m x 3.5m). A delightful spacious room flooded with natural light and features zonal underfloor heating. Porcelain tiled flooring. Fully glazed French doors leading to the garden room. Further window to rear aspect. Bi-folding doors leading to the sun room/study offering flexibility to suit one's requirements. Built-in television and storage area. Ceiling downlights and additional small LED star lights. Half-round anthracite radiator.

GARDEN ROOM: 12'5 x 12' (3.8m x 3.6m). A beautifully well-proportioned room with double glazed French doors leading out to the rear and side exterior. This room is further bathed in light through a pitched glazed lantern rooflight with ceiling downlights. Corner shelving unit. Continuation of the Porcelain tiled flooring with zonal underfloor heating.

SUN ROOM/STUDY: 11'5 x 11'5 (3.5m x 3.5m). Again, a beautifully well-proportioned room of similar construction to the garden room. Porcelain tiled flooring with zonal underfloor heating. Glazed French doors leading directly out to the garden. Internal window through to utility room. This room opens out from the sitting room via bi-folding doors.

KITCHEN/BREAKFAST ROOM: 14'5 x 9'4 (4.4m x 2.8m). Accessed via an open walkthrough from the inner hallway. A bespoke fitted kitchen with a range of base and wall mounted gloss black finished units with granite worktops, upstands and matching window sills. Franke stainless steel 1½ undermount sink unit with chrome mixer tap. Matching breakfast bar with granite top and upstand. Integrated appliances include dishwasher,

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Siemens induction hob and AEG air extractor hood over, John Lewis double oven and microwave, fridge and separate freezer and two full height pull out larder cabinets. In addition, there is a full height storage cupboard and walk through to utility room. Large picture window to front aspect. Polished tiled flooring with underfloor heating. Monarch water softener. LED ceiling downlights and under-cupboard/plinth LEDs. Anthracite radiator.

UTILITY ROOM: 7'5 x 7'5 (2.2m x 2.2m). Continuation of matching base and wall units with black gloss fronts and granite worktops and upstands and matching window sills. Franke stainless steel undermount sink unit with chrome mixer tap. Space and plumbing for integrated washing machine. Window to front aspect. Internal window through to sun lounge/study. Stable door to garden. Continuation of the polished tiled flooring from the kitchen. Anthracite radiator.

DINING ROOM: 14'2 x 9'8 (4.3m x 2.9m). Situated to the front of the property with featured slightly raised chimney breast with capped fireplace. Continuation from the hallway of Krono wood laminate flooring and triple ceiling pendant light.

BEDROOM 1: 14'4 x 11'6 (4.3m x 3.5m). A generous double bedroom enjoying a prime position to the rear of the property with views over the garden and fully glazed French doors giving direct access out to the terrace and heated swimming pool. Range of professionally fitted Nolte mirrored full height wardrobes and matching drawer and corner unit.

DRESSING ROOM: 11'5 x 6'8 (3.5m x 2m). Continuation of range of Nolte full height mirror fronted wardrobes. Door to;

EN SUITE: 13'5 x 8'3 (4.1m x 2.5m). A very generous size having an extra-large corner bath unit with chrome mixer tap, separate walk-in shower with glazed screen having rain head shower unit together with multi shower jets and additional hand shower attachment, W.C. and vanity wash hand

basin unit with storage under. Matching fully tiled walls and floor. Underfloor heating. Ceiling downlights and additional LED small star effect lights over bath. Anthracite towel radiator. Window to rear aspect.

BEDROOM 2: 10'7 x 9'8 (3.2m x 2.9m). A generous double bedroom with fully glazed French doors leading out to a secluded gravelled garden situated to the rear of the property. Range of professionally fitted Nolte full height mirror fronted wardrobes and over bed unit, plus integral bedframe. Door to;

EN SUITE: 9'8 x 4'1 (2.9m x 1.2m). Large shower cubicle with bi-folding glazed shower door and Mira chrome shower fittings, W.C. and pedestal wash hand basin. Fitted glass wall shelves. Matching fully tiled walls and flooring. Chrome towel radiator. Window to rear.

BEDROOM 3: 9'8 x 8'7 (2.9m x 2.6m). Another double bedroom also situated to the rear of the property overlooking the private rear garden and water feature. Door to;

EN SUITE: 9'8 x 4'1 (2.9m x 1.2m). Large shower cubicle with bi-folding glazed shower door and Mira shower fittings, W.C. and pedestal wash hand basin. Fitted glass wall shelves. Matching fully tiled walls and flooring. Chrome towel radiator. Window to rear.

BEDROOM 4: 9'7 x 7'5 (2.9m x 2.2m). Double bedroom located to the front of the property with Porcelain tiled flooring with underfloor heating and ceiling downlights. Large picture window to front.

CLOAKROOM: Comprising W.C and vanity sink unit with chrome mixer tap and tiled splashback. Window to side aspect. Polished Porcelain tiled flooring. Wall mounted mirrored cabinet. Anthracite towel rail.

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Outside

The property is set well back along a no through lane and offers a high level of privacy with established hedge screening to the front, side and rear boundaries affording a good degree of privacy all round. The property is accessed via five bar timber entrance gates opening onto a large gravelled parking area that also provides access to a **DETACHED DOUBLE GARAGE** 20'3 x 9'8 (6.1m x 6m) with up and over twin doors, side courtesy door, power and lighting and internal lockable store room 7' x 5' (2.1m x 1.5m). Attached to the garage is a covered **CART LODGE** 19'6 x 12' (5.9m x 3.6m) for additional parking. Adjacent to the garage is a substantial **LOG CABIN** 17'8 x 14'6 (5.4m x 4.4m) with power and lighting and incorporating a seating area, internal sauna and gym (although could also be used as a home office).

The front garden features well-manicured lawns with established tree and shrub plantings. The gardens then extend round to the side and rear of the property before opening out onto a large rear lawned garden. The rear lawned gardens are south facing and complement the Italian porcelain paved terracing that extends from the rear of the master bedroom providing a wonderful space to enjoy the summer weather and al fresco dining prepared on the barbeque or pizza oven in the undercover cooking area with matching Italian porcelain paved terrace. Wall mounted lighting. In addition, there is a further paved patio with aluminium gazebo with curtain sides should the weather prove to be more inclement.

To the rear of the property is a secluded gravelled garden accessed from the main gardens, alternatively via the French doors of bedroom 2 providing a wonderful tranquil place to enjoy the morning and afternoon sun and boasts a water feature and raised flower borders. Wall mounted lighting. Adjacent to this area are two timber storage sheds, one housing the boiler and equipment for the swimming pool. The **HEATED SWIMMING POOL** 26' x 13' (7.9m x 4m) is situated close to the rear of the property with Italian porcelain paved surround and both summer and winter pool covers.

TIMBER WORKSHOP 14' x 10' (4.2m x 3m) providing excellent storage.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk Council. Band E.

EPC RATING: D

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VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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