



DAVID
BURR

**Hawthorn House, 1 Field View,
Preston St. Mary, Suffolk**



HAWTHORN HOUSE, 1 FIELD VIEW, PRESTON ST. MARY, SUFFOLK, CO10 9GQ

Preston St. Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

A stunning recently completed new home offering spacious accommodation across two floors with two reception rooms as well as a kitchen/dining/family room stretching across the back of the property with four double bedrooms, two en-suites and a family bathroom to first floor. A private garden can be found to the rear of the property with ample off-road parking and double garage to the front.

A beautifully presented four-bedroom detached house occupying an elevated position abutting far-reaching rolling countryside views.

ENTRANCE HALL: An inviting space with open staircase leading to first floor, double door cupboard providing useful storage for shoes and coats and housing the underfloor heating with solid wooden doors leading to:-

KITCHEN/DINING/FAMILY ROOM: 33'4" x 17'6" (10.16m x 5.33m) Stretching across the back of the house, this is a particularly sociable room with bifold doors leading to a rear terrace offering charming views over the rear garden and rolling countryside beyond. The kitchen is fitted with a wide range of shaker style units finished with a stone worktop and matching return with integrated one-and-a-half NEFF oven, dishwasher, fridge/freezer, ceramic hob with extractor above, one-and-a-half sink with mixer tap and matching breakfast bar island unit providing a seating area. Beyond this is a space for a dining table and chairs as well as a snug seating area.

SITTING ROOM: 18'4" x 13'3" (5.59m x 4.04m) This is a particularly elegant room with large bay window to the front and further window to the side filling this room with natural light. Your attention is immediately drawn to the attractive soft red brick fireplace with oak surround and polished stone hearth with inset log burner.

SNUG/STUDY: 10'10" x 10'4" (3.30m x 3.15m) A generous second reception room which would work well as a less informal TV room or study with views over the front garden.

UTILITY ROOM: 11'3" x 6'0" (3.43m x 1.83m) Fitted with matching shaker units to the kitchen with large butler-like sink with mixer tap, door leading to rear garden and space for washing machine and tumble dryer.

CLOAKROOM: Wash hand basin with mixer tap and contemporary three-drawer vanity unit, WC and attractive tiled surround.

First Floor

LANDING: Large walk-in airing cupboard with space for shelving with Velux window filling this room with natural light with space for a table and chair for reading.

MASTER BEDROOM: 14'0" x 13'5" (4.27m x 4.09m) A light spacious room enjoying far-reaching countryside views to the rear, built-in double wardrobe with hanging rail and shelving and door leading to:-

EN-SUITE: A three-piece suite consisting of a WC, wash hand basin with vanity unit, double walk-in shower cubicle with attractive tiled surround and heated towel rail.

WALK-IN WARDROBE: Accessed off the master bedroom via a solid wooden door is this windowless room that would hand itself well as a walk-in wardrobe.

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BEDROOM 2: 15'11" > 11'7" x 13'3" (4.85m > 3.53m x 4.04m) A generous guest bedroom with views to the front and solid wooden door leading to:-

EN-SUITE: A three-piece suite consisting of a large walk-in shower cubicle, WC, wash hand basin with mixer tap and vanity unit, attractive tiled surround and heated towel rail.

BEDROOM 3: 12'7" x 10'5" (3.84m x 3.18m) A generous size double bedroom offering street scene views to the front.

BEDROOM 4: 10'5" x 9'10" (3.18m x 3.00m) A wonderfully light double bedroom with views over the rear garden and countryside beyond.

FAMILY BATHROOM: A four-piece suite consisting of a wash hand basin with vanity unit and mixer tap, walk-in shower with overhead shower and handheld shower, WC and large panel bath with central mixer tap and handheld shower and attractive tiled surround.

Outside

To the front of the property a block paved drive provides ample **OFF-ROAD PARKING** with turning space and access to the **DOUBLE GARAGE** with roller shutter door, power connected and service door.

The front garden is predominantly laid to lawn with a shrub border and post-and-rail fencing with block paved footpath leading to the front door with further block paved footpath and gate leading to the rear. Accessed via bifold doors from the kitchen/dining/family room the rear garden is predominantly laid to lawn with initial paved terrace providing a great space for entertaining particularly as the property enjoys a southerly facing aspect abutting rolling countryside.

SERVICES: Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 1000 mbps download, up to 220 mbps upload

Phone signal: Yes – O2

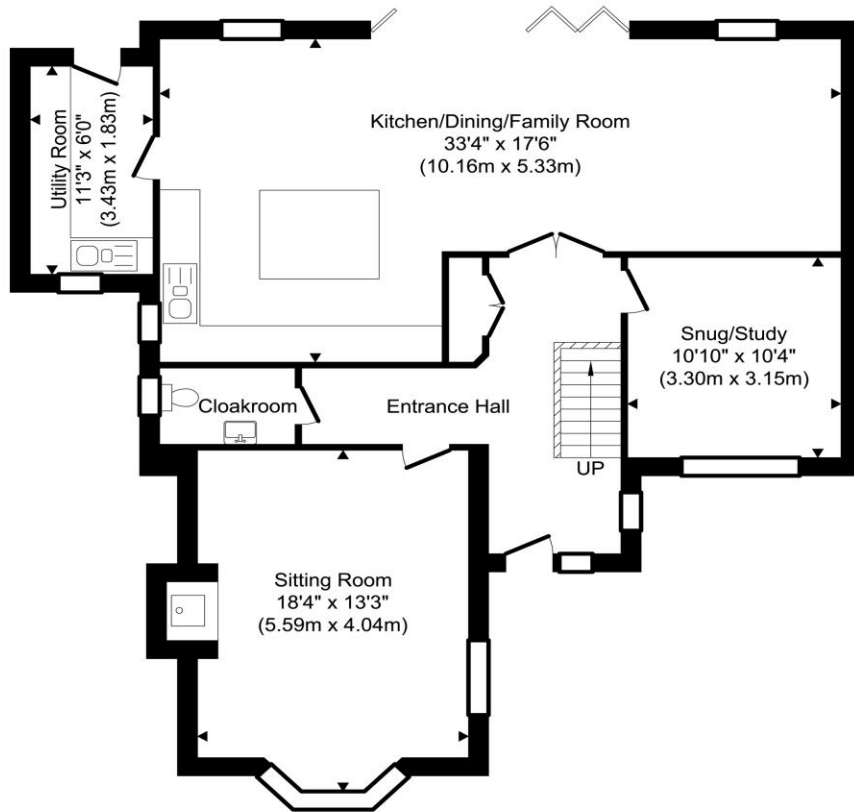
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WHAT3WORDS: ///growth.pots.rules

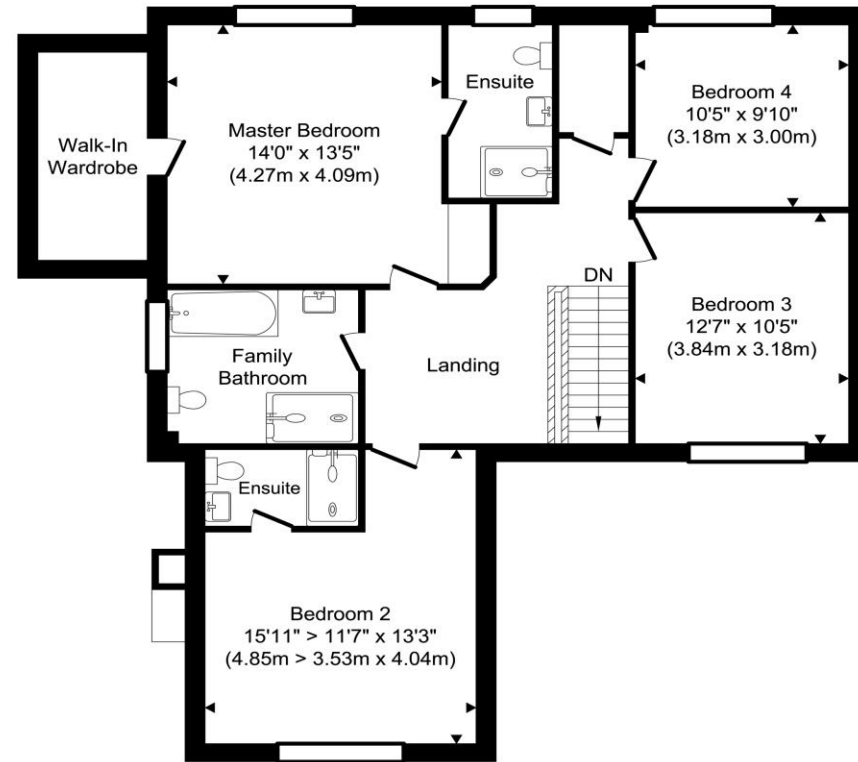
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1088.12 sq. ft.
(101.09 sq. m)



First Floor
Approximate Floor Area
1041.30 sq. ft.
(96.74 sq. m)

TOTAL APPROX. FLOOR AREA 2129.42 SQ.FT. (197.83 SQ.M.)
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