



Tanners II
Kedington, Suffolk

**DAVID
BURR**



Tanners II, Calford Green, Kedington, Suffolk CB9 7XS

Calford Green is a popular, rural village located between Kedington and Sturmer approximately 4 miles west of Clare, with supermarkets, shops, restaurants and a range of services available nearby in Haverhill and Cambridge beyond (20 miles), links to the A11 and M11 and Stanstead Airport approx. 22 miles

This substantial modern property is situated in a quiet location backing onto a popular golf course set within 1.23 acres. Offering in excess of 3,200 sq ft of living accommodation, the property features impressive, well proportioned rooms including a galleried entrance hall and triple aspect drawing room, and has been finished to an exceptional standard including a bespoke kitchen, luxurious bathrooms with marble finishes, oak joinery and solid oak floors. The property is surrounded by expertly landscaped gardens served by private irrigation and incorporating a variety of useful outbuildings including a bespoke greenhouse, three garages, a carport and wine store as well as a delightful heated swimming pool and summerhouse. In all about 1.23 acres.

A unique detached property finished to an exceptional standard backing onto the golf course.

Entrance into:

ENTRANCE HALL: An impressive and welcoming galleried hall featuring exposed beams and oak staircase leading to the first floor.

DRAWING ROOM: An elegant room with triple aspect views over the gardens and Swimming pool, stone fireplace with wood burner inset, exposed beams and French doors leading to the terrace.

KITCHEN/DINING ROOM: A wonderful kitchen/dining space with underfloor heating, fitted with bespoke, Smallbone wall and base units over a granite worktop with Butler sink and central preparation island with solid oak top. Integrated appliances include a Miele four ring electric hob, double oven, wine cooler and an American style fridge/freezer. The Pantry provides further storage. The spacious dining area offers room for entertaining with triple aspect views and French doors leading to the terrace. The French doors also lead through to:

GARDEN ROOM: With wonderful views overlooking the **Swimming Pool** circled with a terrace, the perfect place to enjoy your morning coffee.

UTILITY ROOM: With wall and base units over a wood worktop and Butler sink. Space for a washing machine and tumble dryer. Water softener and boiler. Tiled flooring.

STUDY: A double aspect room filled with mahogany wall and base units and a desk, giving a very grand and luxurious feel throughout.

CLOAKROOM: With Thomas Crapper WC and sink.

First Floor

GALLERIED LANDING: A spacious area leading to:

MASTER BEDROOM: An impressive, double aspect room with vaulted ceiling and outlook over the gardens.

EN-SUITE: Comprising WC, Lash Belle sink, tiled shower cubicle, heated towel rail and views to the fields.

DRESSING ROOM: With plentiful cupboard space.

BEDROOM 2: A light and bright double aspect room with views over the rear garden towards the golf course and built-in cupboards.

BEDROOM 3: A good sized double aspect room with garden views.

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FAMILY BATHROOM: With an ornate Italian bath surrounded with marble, sink with marble surround and WC.

BEDROOM 4 With views to the front.

Outside

The property is approached by double gates opening onto an extensive driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with electric doors, water softener, a work bench and plenty of storage. An additional driveway leads to a separate **GARAGE, CARPORT and WORKSHOP.**

The stunning gardens surround the property with mature trees and wonderful flower borders giving this property a real country park feel with private dining areas enjoying a south westerly aspect. Beyond the lawn is the **heated swimming pool**, a fantastic place to unwind during the summer months and **SUMMERHOUSE** offering plenty of seating and entertaining areas with electric, water and a separate kitchen comprising wall and base units under a wood worktop with stainless steel sink inset. The Pool House also has a changing room and WC.

The kitchen garden features a **Greenhouse** made by the Glasshouse Company, raised beds, box topiary and brick pathways. Adjacent is the **Potting shed** with adjoining **Wine Cellar** with temperature controlled air system and lockable door.

In all about 1.23 acres.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. Irrigation via private bore hole. NOTE: None of these services have been tested by the agent.

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB.

COUNCIL TAX BAND: G. £3,711.28 per annum.

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: EE, Three, O2 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

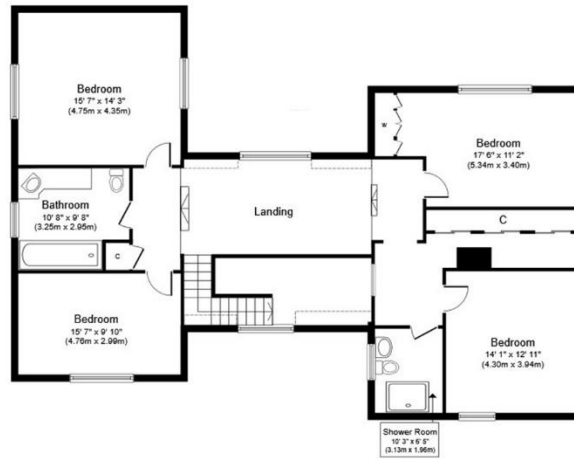
FLOOD RISK: No.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,818 sq. ft.
(168.9 sq. m.)



First Floor
Approximate Floor Area
1,437 sq. ft.
(133.5 sq. m.)



Outbuilding
Approximate Floor Area
1,586 sq. ft.
(138.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





