



**Willow House, Lower Farm Road,
Borley, Suffolk**

**DAVID
BURR**



WILLOW HOUSE, LOWER FARM ROAD, BORLEY, SUDBURY, SUFFOLK, CO10 7AQ

Borley is a scattered rural community, lying immediately south of the River Stour which forms the boundary between Suffolk and Essex. The attractive and well served village of Long Melford is about 2 miles away, whilst the market town of Sudbury with its commuter rail link to London Liverpool Street is about 2 ½ miles. Bury St Edmunds is some 16 miles north and Colchester about 17 miles south east.

A beautiful family home offering light and spacious accommodation, finished to the highest of standards. The tranquil setting and picturesque views can be enjoyed throughout the home as well as from the outdoor kitchen terrace and roof terrace.

A wonderful family home with countryside views, parking, roof terrace and outdoor kitchen.

ENTRANCE HALL/BOOT ROOM: An inviting space with bench seating area with tongue-and-groove panelling and storage below for shoes with door leading to:-

UTILITY ROOM: This room is fitted with a wide range of shaker style units with undercounter lighting and stone effect worktop with matching return, large composite sink with mixer tap and integrated washing machine and tumble dryer. From this room you enjoy pretty views over the front garden with door leading to cloakroom and further large storage cupboard for coats and other items. Door leading to:-

KITCHEN/DINING ROOM: A wonderfully light sociable room with bifold doors leading to rear terrace with stunning rolling countryside views beyond. The kitchen is fitted with a wide range of bespoke fitted shaker style units with matching corner larder cupboard, deep pan drawers finished with a Quartz worktop and matching return offering further storage below and breakfast bar seating area. Integrated appliances include a full-height fridge and freezer, one-and-a-half eye-level oven and heating tray, dishwasher one-and-a-half composite butler style sink with mixer tap, large induction hob with contemporary extractor above with undercounter LED lighting.

GARDEN ROOM: Accessed via oak bifold doors from the kitchen/dining room this is a wonderfully light room offering panoramic views over the garden and far-reaching countryside views beyond with further French doors leading to rear terrace.

SITTING ROOM: A particularly spacious room sitting from front to back with charming views over the cottage style front garden as well as French doors leading out to the rear terrace. Your attention in this room is immediately drawn to the beautifully carved stone fireplace with cast-iron grate which has previously been a coal effect gas burning fire that could be reinstated.

CLOAKROOM: Accessed off the utility room this is a two-piece suite consisting of a close coupled WC, wash hand basin with vanity unit and tiled splashback with heated towel rail.

First Floor

LANDING: Solid wooden doors leading to:-

MASTER BEDROOM: This is a real show piece room with two large low-level windows offering the most spectacular countryside views from the bed with an extensive range of fitted wardrobes and French doors leading to a private roof terrace.

ROOF TERRACE: This is a wonderful space from which to enjoy the property's tranquil setting with glass balcony allowing for unencumbered views over the garden and rural scenery beyond.

EN-SUITE: A three-piece suite consisting of a large jacuzzi bath with mixer tap, overhead shower and handheld shower with an attractive stone tiled

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surround, matching flooring, close coupled WC, wash hand basin with mixer tap and vanity unit and a heated towel rail.

BEDROOM 2: A wonderfully light room with French doors leading to the aforementioned roof terrace with stunning views beyond.

BEDROOM 3: A generous third double bedroom with space for large double bed and other bedroom furniture with views over the front garden.

BEDROOM 4: This room is currently utilised as a home office but would work well as a single bedroom or further dressing room.

FAMILY BATHROOM: A beautifully finished room with free-standing rolltop bath to the rear with central mixer tap immediately grabbing your attention with bespoke fitted shelving unit incorporating a WC with bespoke fitted his-and-hers wash hand basins with two mixer taps, stone surround and splashback with deep storage drawers below. Beyond the deep airing cupboard you will find a double-depth low threshold shower with overhead power shower, attractive tiled surround and shower screen with traditional heated towel rail.

Outside

Double five-bar gates bring you to a large shingle parking area that in turn provides access to the **DOUBLE GARAGE** with neighbouring garden shed and service door. The garage has light and power connected with a useful **OFFICE/STORE** to the rear.

The front garden is landscaped in a cottage style being predominantly laid to lawn with borders offering an array of seasonal colour with oak framed entrance porch and door leading to the sitting room with trellising encouraging rose bushes and other climbers with a corner bench seating area to enjoy this space from. A stone tiled footpath leads you to the entrance hall and to the back of the garden where you will find a raised decked seating area with pergola and climbers that is accessed via bifold doors from the kitchen/dining room with the rest of the garden being predominantly laid to lawn with well-stocked

colourful borders and a low-lying hedge rear boundary to make the most of the stunning field views beyond. Extensive lighting can be found throughout the garden with footpath leading to a secluded space behind the garage where you will find an oak framed sheltered seating area with bespoke fitted **OUTDOOR KITCHEN** with concrete worktop, integrated sink with drainer unit and mixer tap with space for a large fridge and outside oven with plenty of plug sockets and lighting making this a wonderfully sociable space abutting picturesque countryside views.

SERVICES: Main water. Private drainage. Main electricity connected. Oil fired heating to radiators. Solar panels. **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, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: E.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: smokers.musically.friction

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





