



Acers,
Harrow Green, Lawshall, Suffolk.

DAVID
BURR



Lawshall is a charming, rural village located just 6 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with commuter rail links to London's Liverpool Street. The local towns offer an extensive variety of facilities and amenities whilst within the village itself are an array of thriving societies as well as a charming thatched public house, a primary school and three churches.

This exceptionally well-presented detached house offers versatile accommodation that would suit a range of different lifestyles. The property occupies a lovely position within the village and is well placed for the school, church, public house, etc. The property is further complemented by a large garage, extensive parking, large garden and easy access to countryside walks.

An exceptionally well-presented detached village house with a double garage, extensive parking and large garden.

Contemporary door with slim casement windows either side opening to:-

DINING HALL: A spacious central area, attractive flooring running throughout. Underfloor heating. Light oak doors to:-

DRAWING ROOM: A stunning room with a 15ft high half-vaulted sloped ceiling complete with galleried landing above. An oakwood floor runs throughout and is complemented by a log burning stove on a slate tiled hearth. Opening to:-

SNUG: A versatile space that could be utilised as a study, playroom, etc. A wood floor runs throughout and this area is currently utilised as a dining room. Double doors open to terracing and the garden beyond.

STUDY: A light room with useful fitted storage cupboards. Underfloor heating.

Inner Hall: Large walk-in storage cupboard and light oak doors to:-

BEDROOM 2: A light room with bi-fold doors opening to create a 7ft. wide opening onto terracing with the garden beyond. Door to:-

ENSUITE BATHROOM: Fitted with a bath, heated towel rail, WC and wash hand basin with storage below.

KITCHEN/BREAKFAST/LIVING ROOM: An exceptional space, cleverly designed to the rear of the house and taking full advantage of the views over the garden with bi-fold doors opening to create a 9ft. wide opening onto terracing from the dining/living area. The kitchen area has been finished with an extensive range of attractive contemporary modern units with thick Quartz worktops that incorporate a single drainer sink unit with vegetable drainer and mixer tap over. Full height fridge and freezer. Integrated electric oven, combination microwave oven with warming drawer below, deep pan drawers, dishwasher, induction hob and extractor fan. Underfloor heating and a large breakfast bar with a door to:-

UTILITY/BOOT ROOM: A useful room with door opening to the garden and finished with an extensive range of matching units, Quartz worktop with sink unit and mixer tap over. Integrated washing machine. Storage area above. Underfloor heating.

CLOAKROOM: Fitted WC, wash hand basin and heated towel rail.

First Floor

GALLERIED LANDING: A spacious area with a view of the drawing room below. Useful linen cupboard and doors to:-

BEDROOM 1: A light room with lovely views over the garden and paddock beyond. Built-in wardrobes. Door to:-

ENSUITE: Large fully tiled double walk-in shower cubicle, heated towel rail, WC and wash hand basin with storage below and mirror fronted cupboard over.

BEDROOM 3: With a 10ft. high ceiling and impressive wall of glass.

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 4: With views over the garden. Built-in double wardrobe.

BEDROOM 5: With views over the garden. Built-in double wardrobe.

BEDROOM 6: With views over the garden. Built-in double wardrobe.

FAMILY BATHROOM: Bath, heated towel rail, WC and wash hand basin.

Outside

Double 5-bar gates open to a large resin-bonded sweeping drive which provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

DOUBLE GARAGE: With electric door, personnel door to side, light and power connected and an extensive range of storage cupboards with worktops creating an area well suited for maintaining cars and/or fulfilling other hobbies, etc.

The grounds are outstanding with mature trees running throughout the plot and complemented by large open expanses of lawn, well placed terraces, colourful beds and incorporating a heated **SWIMMING POOL**, useful **STORAGE SHED** and **WORKSHOP**.

AGENTS NOTES

We understand that the property is fitted with a Verisure Alarm System.

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

LOCAL AUTHORITY: Babergh District Council: 0300 1234000. Council Tax Band: F.

EPC RATING: D.

BROADBAND SPEED: Up to 47 Mbps (source Ofcom).

MOBILE COVERAGE: 02 – Good outdoor and in-home. EE and Three good outdoor (source Ofcom).

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WHAT3WORDS: //obliging.saves.shark.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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Harrow Green, Bury St. Edmunds, IP29



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