



DAVID  
BURR

CARRAMORE,  
LAVENHAM, SUFFOLK



# CARRAMORE,

## Sudbury Road, Lavenham, Suffolk

An exquisite, design-led, one-off village home finished to an exceptional standard with generous south-west facing gardens, close to local amenities.

- Substantial contemporary village home
- Significantly extended in 2025 to both the side and rear and comprehensively refurbished and improved throughout
- Outstanding open-plan kitchen/dining/living room
- Separate sitting room
- Playroom
- Generously proportioned home office
- Home gymnasium/ground floor bedroom if required
- Utility and cloakroom
- Superb principal suite with vaulted ceiling and en-suite
- Second en-suite bedroom with balcony and garden views
- Five bedrooms in total plus further family bathroom
- Generous south-west facing gardens
- Ample parking to the front with in-and-out driveway and Tesla electric vehicle charging point
- Short walking distance of village amenities
- Close to numerous reputable public and private schools
- No onward chain



## LOCATION

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

## THE PROPERTY

An exquisite village home, architect designed, situated in a substantial plot within short walking distance of the amenities of Lavenham, one of East Anglia's most highly regarded villages. The property has been significantly extended and completely re-designed with considerable design and architectural merit Accommodation is arranged over two levels with an incredible open plan kitchen/dining/living room on the ground floor with sliding doors opening onto the garden, and with a versatile sitting room, playroom and gym or ground floor bedroom on each side. There is the further benefit of a well-proportioned study, a utility room and cloakroom. Upstairs, there are five bedrooms including two en-suites and a further family bathroom. Outside, to the front of the property is a generous 'in and out' driveway whilst to the rear is a beautiful south-west facing rear garden. Offered with no onward chain.

**POSTCODE:** CO10 9SB

**WHAT3WORDS:** packet.excavated.makes

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000).

**COUNCIL TAX BAND:** F

## AGENT'S NOTES

The property is unlisted and does not stand within the village conservation area either.

There is the benefit of 16 solar panels with battery storage.

Offered with no onward chain.



## ACCOMMODATION

**ENTRANCE PORCH:** A sheltered sandstone tiled area with recessed spotlighting and an impressive oak door leading into:-

**ENTRANCE HALL:** With high quality bespoke engineered oak flooring and outstanding 16ft high ceilings with a galleried landing above. Staircase leading to the first floor with useful area of storage and cupboards below, and double doors opening into:

**KITCHEN/DINING/LIVING ROOM:** A simply outstanding room with generous proportions which is bathed in natural light through a combination of floor to ceiling large glass panel sliding doors, an atrium style skylight and further floor to ceiling windows, together providing a triple aspect. The room lends itself beautifully to entertaining and socialising with an open plan layout and plenty of a space for seating arranged around a marble fireplace with a wood burning stove. There is ample room for a dining table and chairs. The kitchen is fitted to a high standard with quartz worksurfaces which incorporate a stainless steel sink with mixer tap above, and a Bora induction hob with downdraft extraction. Integrated appliances including twin Neff electric combination ovens/microwaves, AEG dishwasher, full height Liebherr refrigerator and full-height freezer. Fitted pantry cupboard with bespoke spice racks, drawer units and shelving. Great care has been taken in the design over the overall room to ensure there is a real sense of space and light. Engineered oak flooring throughout with underfloor heating.

**SITTING ROOM:** A versatile room currently utilised as an artist studio/formal dining room but which could be repurposed in any number of ways. An ideal use would be as a further separate reception room, with wood and glass panel doors opening onto stone paved terracing and a south-west facing outlook over the gardens behind. Also with engineered oak flooring with underfloor heating below.

**PLAYROOM:** A further versatile room with engineered oak flooring and double doors opening onto terracing and providing an attractive outlook over the garden. Currently utilised as a child's playroom and with a wall of fitted storage.

**GYM/GROUND FLOOR BEDROOM:** Currently utilised as a home gymnasium with generous proportions and a dual aspect outlook over both the driveway to the front and with double doors opening onto terracing at the rear. A partially vaulted ceiling allows for a sense of space and also with oak flooring throughout.

**UTILITY ROOM:** With an attractive Italian Terrazzo tiled floor and a range of base level units with quartz work surfaces incorporating a ceramic sink with mixer tap over. Useful storage cupboards and with space and plumbing for a washing machine and space for tumble dryer and a fitted water softener. Oak flooring is situated in an area that contains plenty of useful hanging space for coats and shoes and which reconnects with the entrance hall.

**CLOAKROOM:** Beautifully finished with engineered oak flooring, fitted storage and striking Guatemalan marble worktops. WC, wash hand basin and a contemporary heated towel rail.

**STUDY:** A superb area to work from home with engineered oak flooring.

### First Floor

**GALLERIED LANDING:** With access to loft storage space, a view over the entrance hall below and with a range of windows allowing for plenty of natural light. Doors leading to:

**PRINCIPAL SUITE:** An outstanding dual aspect bedroom with vaulted ceiling creating an enormous sense of space and light. Range of fitted wardrobes with inset hanging rails.

**EN-SUITE:** Beautifully finished to the highest standard with a Villeroy and Boch bath with tiled surround and brushed brass mixer tap over. Large walk-in shower with frameless screen and with contemporary brushed brass rainfall style shower head and additional attachment below. Double wash basin and beautiful bespoke walnut vanity unit, Lusso WC and brushed brass heated towel rail.

**BEDROOM 2:** A further generous double bedroom with fitted wardrobe space and beautiful wood and glass panel doors opening onto a balcony, providing an ideal spot for a morning coffee overlooking the garden to the rear. Door leading to:

**EN-SUITE:** A superb shower room with a tiled shower cubicle with rainfall style shower head and additional attachment below and a rose gold finish. Lusso WC, wash hand basin and a black heated towel rail.

**BEDROOM 3:** A lovely double bedroom with an outlook over the rear garden.

**BEDROOM 4:** A fantastic child's bedroom with an outlook over the rear garden and range of fitted wardrobes, storage shelving and drawers and with an integrated desk space.

**BEDROOM 5:** Currently utilised as a music room but which could equally be repurposed as a further bedroom or dressing room, if required.

**FAMILY BATHROOM:** Beautifully finished with a Villeroy and Boch bath with matte black fittings, Lusso shower screen, rainfall style shower head and additional attachment below. WC, wash hand basin and a heated towel rail.

## OUTSIDE

The property is set nicely back from the road by an expanse of lawn and is accessible via an 'in-and-out' gravel driveway which is enclosed by steel edging with well planted borders, a hedge to one side and brick wall on the other. A row of newly planted Portuguese Laurel has been arranged along the road side.

To the rear of the property is a beautiful south-west facing garden which is exceptionally generous for any property within a village location. Adjacent to the property itself are two paved terraces ideal for entertaining and dining alfresco, and a decked section running underneath a thoughtfully designed colonnade of red brick pillars which mirrors the style of the porch at the front of the house. A generous expanse of lawn is bordered in part by a red brick wall and fencing and two fruit trees to the rear.

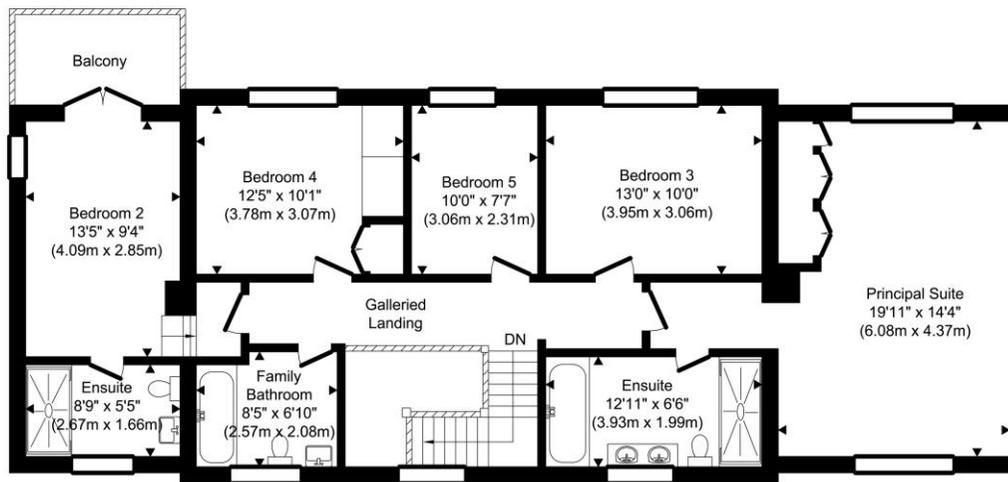
**SERVICES:** Mains water and drainage. Main electricity connected. Gas fired heating by radiators and with underfloor heating throughout the kitchen/dining/living room and sitting room. 16 x solar panels with battery storage connected. **NOTE:** None of these services have been tested by the agent.

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

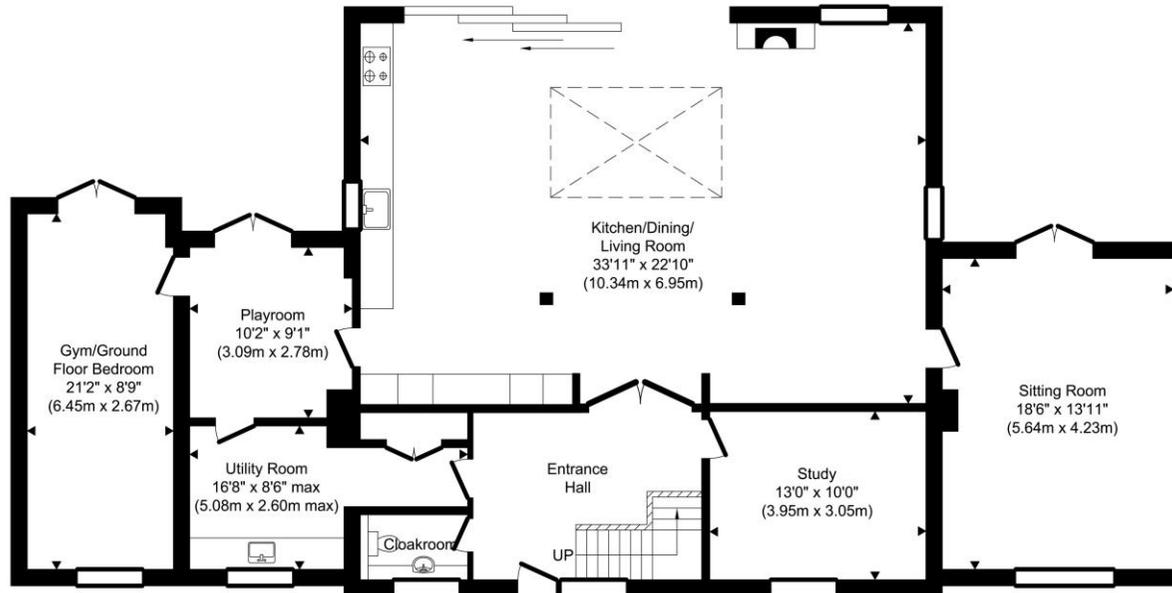
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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First Floor  
 Approximate Floor Area  
 1178.32 sq. ft.  
 (109.47 sq. m)



Ground Floor  
 Approximate Floor Area  
 1798.43 sq. ft.  
 (167.08 sq. m)

TOTAL APPROX. FLOOR AREA 2976.75 SQ.FT. ( 276.55 SQ.M.)  
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