



WONDERFUL GRADE II FORMER FARMHOUSE IN A PRETTY WEST SUFFOLK VILLAGE

MATTHEWS FARM, EVERGREEN LANE
GREAT BRADLEY, NEWMARKET, SUFFOLK CB8 9LL

Freehold

savills



WONDERFUL GRADE II LISTED FORMER FARMHOUSE IN A PRETTY WEST SUFFOLK VILLAGE.

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Freehold

Quiet village location ♦ Fabulous original features throughout
♦ Wonderful kitchen breakfast room ♦ Useful double cart lodge and workshop with further accommodation above ♦ Large attractive gardens ♦ EPC rating = Listed Building

Situation

• Great Bradley is rural west Suffolk village with a church and village hall. There are excellent everyday shopping facilities - including a Waitrose superstore at nearby Newmarket (6 miles) -the home of English racing - and a more comprehensive range of shopping, cultural and recreational facilities in the high tech university city of Cambridge, 13 miles to the west.

• Local schools include Thurlow Church of England Primary School and Samuel Ward Academy, Barnardiston Hall Preparatory School, Fairstead House in Newmarket and Culford School near Bury St. Edmunds. There are a number of renowned independent schools in Cambridge including independent schooling at St John's & King's College prep schools, St Faith's, St Mary's, The Perse CoEd, Stephen Perse Foundation schools and The Leys.

• The high tech University City of Cambridge is approximately 19 miles to the west where there are extensive shopping, cultural, recreational and schooling facilities.

• Bury St Edmunds is a picturesque market town, boasting a Cathedral, Georgian Theatre, many independent shops and the Ark shopping centre.

Description

Matthews Farm is an attractive 17th Century timber framed former farmhouse with later 19th Century brick additions being of Grade II listing beneath a reed thatch to the former and slate tiles to the latter.

There is pedestrian access from Evergreen Lane to a large front door beneath a 20th Century oak framed porch but more often the current owners park on the shingle drive which is accessed to the east of the house into a rear hall. To the right is a wonderful kitchen breakfast room with modern shaker style units, wooden work surfaces, and a cream three door AGA with an electric oven and hob "companion". French doors access the stone terrace and garden beyond. There is also a pantry, large utility room, boot room and cloakroom beyond which serves to enhance this traditional heart of the house.



To the left of the rear hall is a dining room with wood burner housed within a large inglenook fireplace and a study with views over the garden. Beyond the entrance hall to the front of the house is the drawing room which also has a wood burning stove and further cloakroom and small boot room.

Upstairs at the first floor there are three bedrooms including the spacious master with a walk-in dressing room (there is a large storage space behind this room), an en suite bathroom and separate stairs to the ground floor. There are two further double bedrooms, a study and bathroom. There are two bedrooms accessed by separate staircases towards the middle and end of the house and an easily accessible storage attic.

Outside the gardens measuring about 0.31 of an acre are laid mainly to lawn are enclosed at the front with a pretty brick wall and privet hedge and at the rear with a hedge and fencing.

There is a very useful double cart lodge with adjoining workshop and a large home office, gym or occasional reception space above. The cook house shown in the attached plan also has planning permission to convert into further accommodation.

Matthews Farm which measures approximately 3,282 sq ft (not including the outbuildings) is being sold with no upward chain and although attached, benefits from a great deal of privacy and, in our view, carries a feel of a detached house.

Tenure:

Freehold

Local Authority:

West Suffolk District Council

Outgoings:

Council Tax: Band E

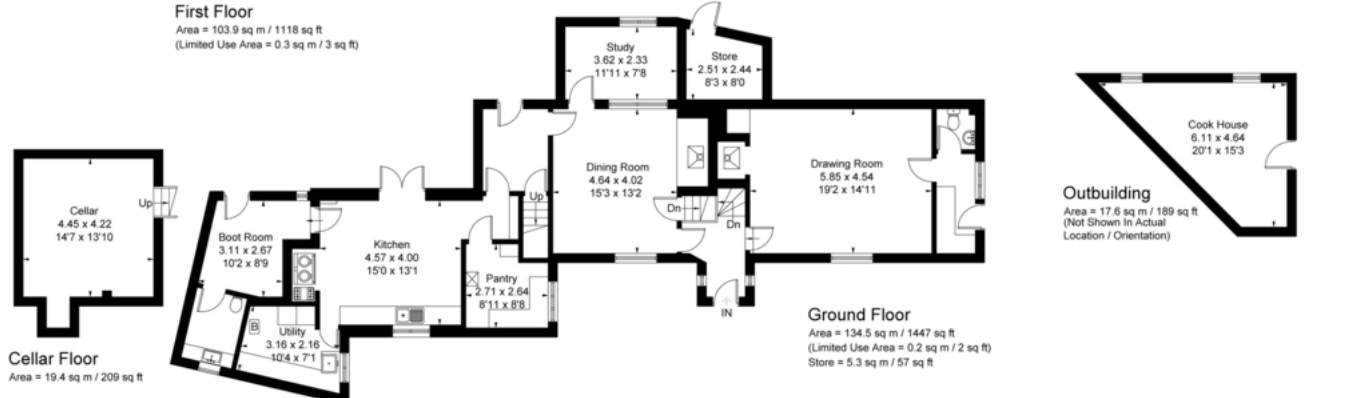
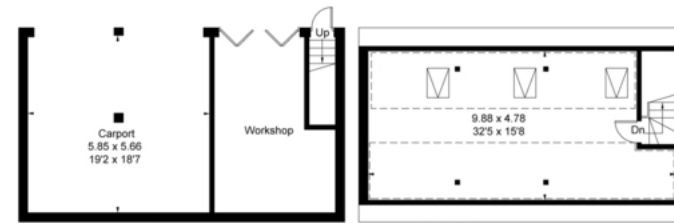
Viewing:

Strictly by appointment with Savills





Approximate Area = 305.0 sq m / 3282 sq ft
 Including Limited Use Area (20.2 sq m / 207 sq ft)
 Store = 5.3 sq m / 57 sq ft
 Outbuilding = 17.6 sq m / 189 sq ft
 Garage Building = 69.5 sq m / 748 sq ft (Excluding Carport)
 Garage Including Limited Use Area (34.0 sq m / 366 sq ft)
 Total = 397.4 sq m / 4277 sq ft
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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