



Exceptional new village house with beautiful views

Cherry Blossom House, Low Road, Earl Soham, IP13 7RN

Freehold



4 Bedrooms • 2 Bath/Shower Rooms (1 En Suite) •
Large Sitting Room with Bi-fold Doors to Garden •
Kitchen/Dining Room with French Windows to Garden •
Ample Parking & Garage • Large Garden

Local information

Cherry Blossom House is an exceptional new house situated off a small village road, set back and approached over a Teguler brick driveway. The village of Earl Soham which has a butchers, village store, coffee shop, 19th century church, public house, tennis court and bowling green. There are sought after primary and secondary schools within easy reach and the schools of Thomas Mills, Debenham, Framlingham College and Framlingham College Prep School are nearby. Access to London from the county town of Ipswich takes from 65 minutes on the mainline rail service.

About this property

Cherry Blossom House is a unique new property that has been designed and built to an exceptional standard. The house is constructed from Old Coach House brick under pitched slate roofs with numerous features such as galvanised gutters and down pipes, UPVC cladding, soffits & fascias to make it very low maintenance and LED spotlights lighting the elevations, driveway and front garden. Internally the house has been constructed without any expense spared. The rooms are light and bright with the sitting room benefiting from sliding bi-fold doors and the kitchen and dining room from large French windows opening out to the terrace and far reaching views beyond. The sitting room has a concealed cinema screen which is remote controlled and drops down from a ceiling recess and to one side is

an open fireplace fitted with a Scan log burner. The kitchen/breakfast room has been finished to a very high specification with Infinity base and wall units fitted with Quartz work surfaces, two fitted Bosch ovens & plate warmer, integral Neff & dishwasher & Washing machine. There is also a Baumatic wine cooler and water softener. The house has a full data network system throughout with wiring for digital TV points in all rooms and sky plus infrastructure in the sitting room. Wiring is also in place for an alarm and camera system if required.

A white oak and glazed bespoke staircase access the first floor which has high ceilings, a large master bedroom with en-suite shower room, there further bedrooms and a large family bathroom. The house has been completed to be energy efficient with new solar PV panels providing hot water with immersion backup and an air source heat pump for the central heating (for which a government grant is available). Outside, the house is approached over a cobblestone driveway which culminates in a large parking sweep fronting the house and garage providing ample parking. The gardens lie to the rear of the house bordered by a large Italian porcelain terrace, a wonderful sunken garden with seating and central fire pit, a new garden store and spacious lawns beyond dropping down to a stream over which are fine far reaching views of the surrounding countryside.





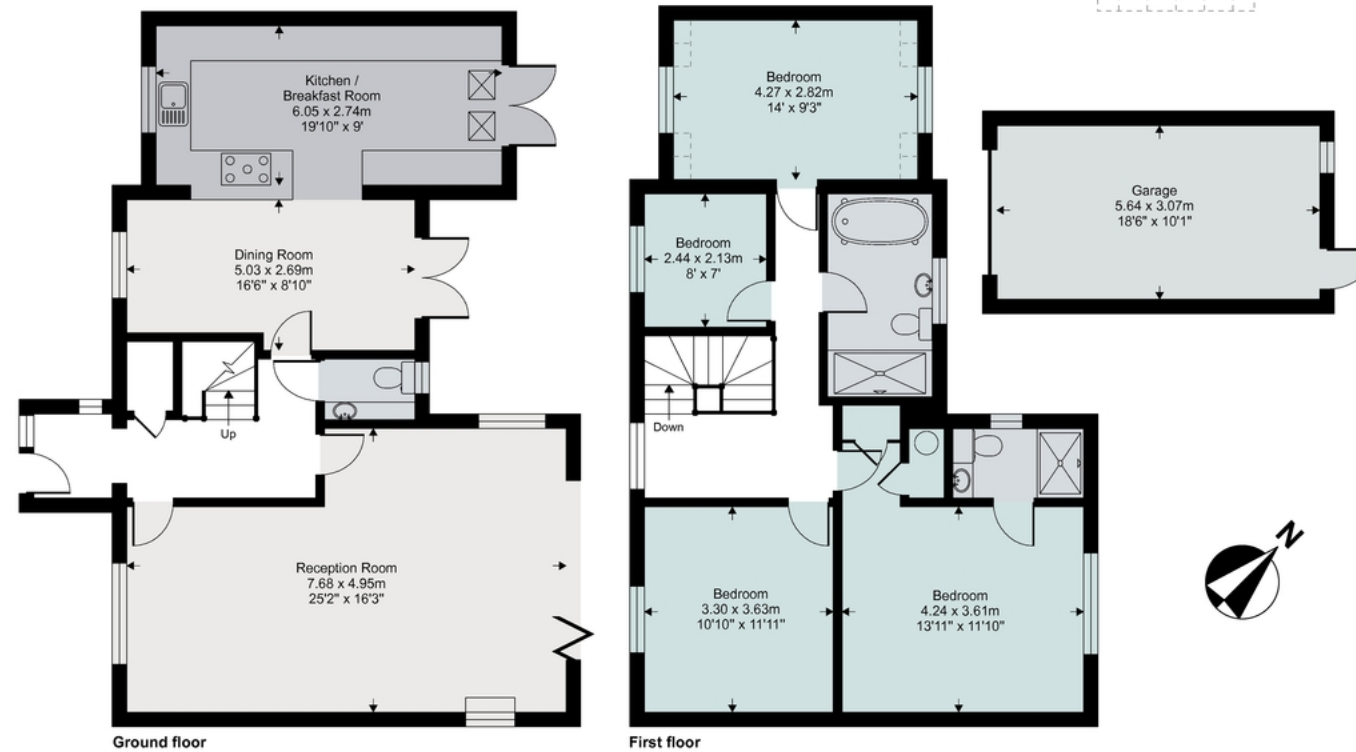
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Approximate Area = 1794 sq ft / 166.6 sq m (includes garage)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1807 sq ft / 167.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Savills (UK) Limited. REF: 645896

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