



## IMMACULATELY PRESENTED DETACHED HOUSE IN AN IDYLIC RURAL LOCATION

COOPERS LEA, MELFORD ROAD,  
LAWSHALL, SUFFOLK, IP29 4PX

Freehold - chain free

savills







## SITUATED ON A QUIET COUNTRY LANE BENEFITTING FROM DELIGHTFUL COUNTRYSIDE VIEWS

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SUFFOLK, IP29 4PX

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5 bedrooms ♦ 3 bath/shower rooms (2 en suite) ♦ 3  
reception rooms ♦ garden room ♦ study ♦ kitchen/breakfast  
room ♦ utility & cloakroom ♦ mature gardens ♦ double cart  
lodge ♦ EPC rating = C

### Situation

Distances

Bury St Edmunds 7.5 miles

Sudbury 10 miles

(All mileages and times are approximate)

Lawshall is a charming, rural village located just seven miles south of the Cathedral town of Bury St Edmunds and some ten 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, village shop and three churches.

### Description

Set well back from the road on the outskirts of the ever popular Suffolk village of Lawshall is this individual and substantial detached farmhouse style property boasting accommodation amounting to almost 4,000 sq ft.

The property, constructed of brick and rendered under a tiled roof, benefits from an extensive range of well proportioned reception rooms and therefore offers flexible living ideal for modern day family use.

The ground floor accommodation provides a spacious sitting room boasting double aspect windows to the front and sides and double doors through to the garden room which is light and airy with French doors out to the terrace. The dining room features high quality oak units, which frame the feature coal effect fireplace.

Stylish and contemporary the fitted kitchen benefits from a matching range of wall and base units with composite worktops over and inset with 1½ bowl stainless steel sink and chrome mixer tap. Integrated appliances include double oven with halogen hob and extractor over, dishwasher and microwave.



The feature island has further storage under as well as incorporating breakfast bar, door to cloaks cupboard, tiled walls, tiled flooring and door to rear. The utility room also has a matching range of wall and base units with worktops over.

The snug and study are off the kitchen and dining room respectively.

Complementing the versatile ground floor the first floor reached via an elegant oak staircase, provides five double bedrooms (two of which with en-suite) as well as a stylish fitted family bathroom suite.

#### Outside

Accessed over a private gravel drive via a five bar gate, which in turn leads to an ample parking area behind the house and giving access to the detached double cart lodge and adjoining workshop with power and light connected.

The charming and well maintained grounds are predominantly lawned with boundaries clearly defined by post and rail fencing. There is also a sun terrace by the side of the property, perfect for al fresco dining.

#### Services

Main drainage, water and electricity. Oil fired heating.

#### Tenure:

Freehold

#### Local Authority:

Babergh District Council

#### Outgoings:

Council Tax Band G

#### Viewing:

Strictly by appointment with Savills







# Melford Road, Lawshall, Bury St. Edmunds, IP29 4PX

Gross internal floor area (approx):

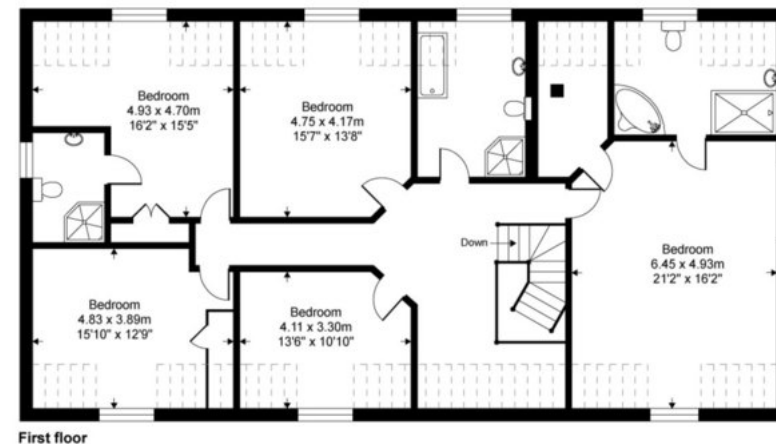
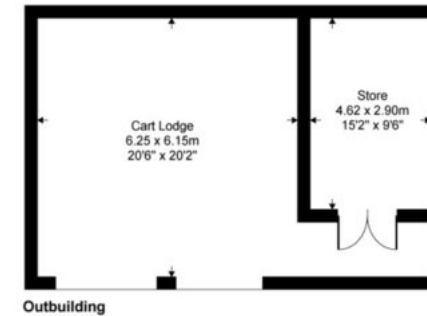
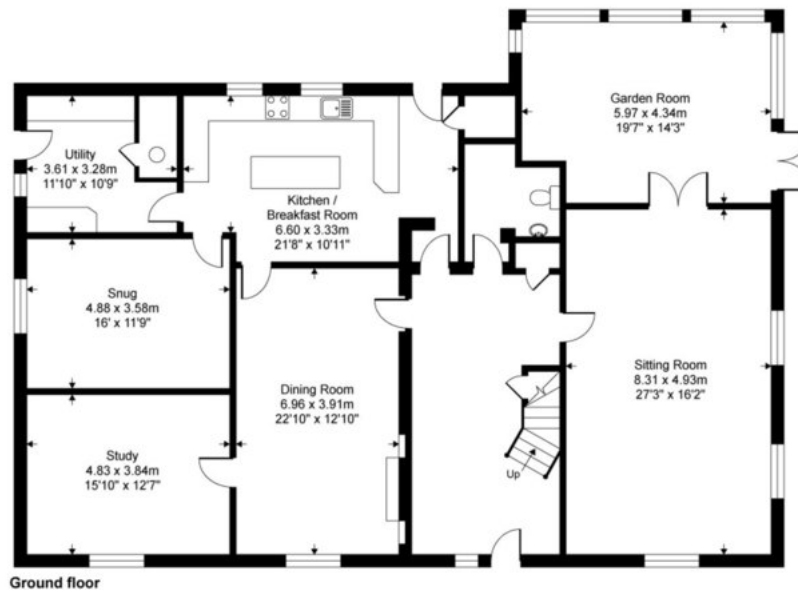
348.1 sq m / 3747 sq ft (Excludes Restricted Head Height & Outbuilding)

For Identification only - Not to scale

Niche Communications



Denotes restricted head height



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	