



## Impressive family house with stunning gardens

**Cadogan House, Long Thurlow, Badwell Ash, Bury St Edmunds, Suffolk IP31 3JA**

Freehold - NO CHAIN









5 bedrooms • 3 bathrooms • entrance and reception halls • 3 reception rooms • kitchen/breakfast room, home office • double garage and studio • delightful gardens & meadow • About 1.5 acres

#### Local information

Cadogan House is wonderfully positioned back from the road behind impressive electric gates and at the end of a circular driveway. The house is located in the peaceful hamlet of Long Thurlow on the edge of Great Ashfield and benefits from many walks and bridal ways nearby. The much larger villages of Elmswell, Bacton and Badwell Ash are within easy reach and provide excellent day to day shopping facilities, primary schools and village pubs. Elmswell also has a train station with direct links into Cambridge. The A14 is readily available providing excellent access to the local market towns of Bury St Edmunds and Stowmarket which both offer a much wider range of shopping, educational and recreational facilities. Stowmarket also provides regular train services to London's Liverpool Street Station in approx 75 minutes. The A14 also gives access to Newmarket, Cambridge, Ipswich, The M11 and national and motorway networks. Sporting amenities include racing at Newmarket and golf at Stowmarket, Bury St Edmunds and Worlington. There is river and sea fishing and sailing on the rivers Stour, Orwell, Alde and Deben. Independent Junior and Senior schools in the area include South Lee, Culford, Woodbridge, Framlingham College, Orwell Park and Old Buckenham.

#### About this property

The house dates back to 1980's and is a substantial family house offering spacious and light filled rooms. The ground floor is fully tiled with a central reception hall opening through to the reception rooms, a wet room and kitchen/breakfast room. The family sitting room located to the front of the house continues to a snug area with wood burner and spiral staircase to the home office and first floor. There are doors through to a large drawing room with open fireplace and in-built display units. The large dining room also has an open fireplace. The kitchen features a comprehensive range of base and wall mounted units with an island, granite work tops with hot tap and an electric Aga. The kitchen opens into the breakfast room as well as connecting through to a well fitted utility with further units and iroko work tops, a side lobby and small study.

The first floor has a large landing with cupboards and doors to the bedrooms and modern family bathroom. In addition there are two en-suites each with well-fitted shower rooms and built-in wardrobes.

There are wooden floors on the first floor, numerous built in cupboards throughout the house, fitted wooden bespoke blinds and delightful views over the gardens from the majority of the rooms.



#### OUTSIDE

The house is approached through the electric gates and culminates in a large turning and parking area which fronts a double garage. A side drive leads down through gates and past the gardens to a small paddock at the far end of the property. To the rear of the house is a wide terrace area with low level walls dividing seating areas as well as a covered loggia to the side of the house. There is also a studio/games room to one side of the terrace. A path leads through the established gardens, past a circular pond and opens through to the delightful and established gardens.

#### NOTE

An overage clause exists on the far garden area and paddock of the property.

#### SERVICES

Mains electricity and water, oil fired central heating.

#### Directions

From Bury St Edmunds proceed eastbound on the A14 and take the Elmswell turning. After passing Elmswell church continue to the cross roads and turn left and continue north through Elmswell passing over the railway line and continue into Great Ashfield. Pass the turning to school Road and take the next right onto Ashfield Hill. At the T junction turn right and follow the road and the house will be seen on the left.

#### Tenure

Freehold - NO CHAIN

#### Local Authority

Mid Suffolk District Council

#### Viewing

Strictly by appointment with Savills









**Cadogan House, Long Thurlow, Badwell Ash, Bury St Edmunds, Suffolk IP31 3JA**

**Gross internal area (approx)** 3890 sqft

**Outbuildings** 450 sqft

**Total** 4340 sqft

**Tom Orford**

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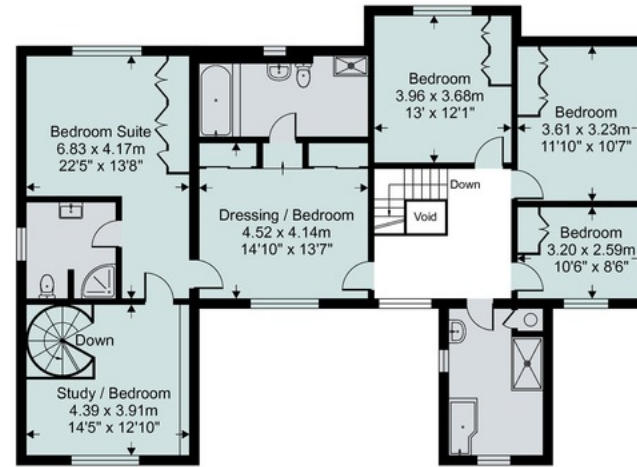
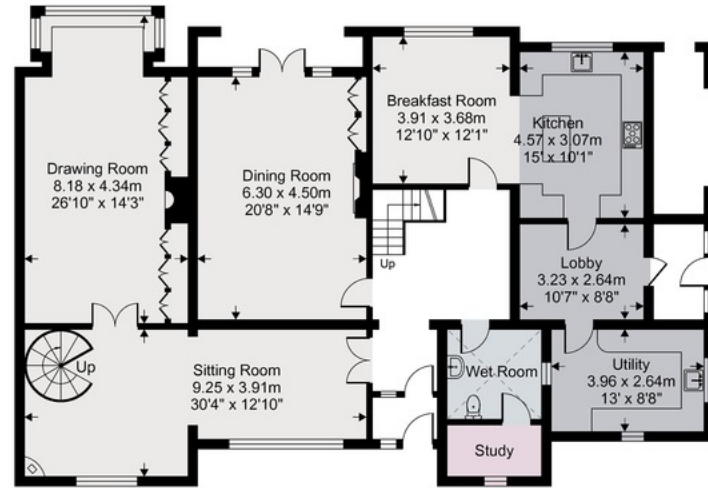
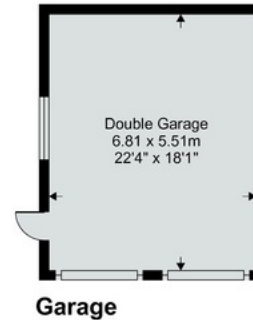
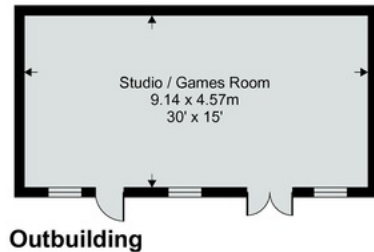
**Long Thurlow, Badwell Ash, Bury St. Edmunds, IP31 3JA**

Approximate Area = 3890 sq ft / 361 sq m (includes garage)

Outbuilding = 450 sq ft / 42 sq m

Total = 4340 sq ft / 403 sq m

For identification only - Not to scale



**Ground floor**

**First floor**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2020. Produced for Savills (UK) Limited. REF: 646574

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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