



**1 Cameron Close,
Long Melford, Sudbury, Suffolk**

**DAVID
BURR**



1 CAMERON CLOSE, LONG MELFORD, SUDBURY, CO10 9TS

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

This detached village house offers extensive versatile accommodation that would suit a range of different lifestyles and is further complemented by an indoor swimming pool complex and stands in grounds of about **1.12 acres** all enjoying a south-west facing aspect.

A well-presented village house with indoor swimming pool and south-west facing grounds of about 1.12 acres.

Door to:-

ENTRANCE HALL: 4.82m x 4.82m max (15'10" x 15'10" max). A spacious inviting area with oak wood flooring, handmade staircase off, elegant cornicing and door to:-

DRAWING ROOM: 8.86m x 4.87m (29'1" x 16'). Leaded glass bay window, lovely views over the garden, elegant cornicing, fireplace with contemporary finish and including an inset log burning stove below on a thick stone hearth.

DINING ROOM: 5.23m x 3.86m (17'2" x 12'8"). An elegant room with double doors linking to the garden room. Decorative cornicing and ceiling rose.

GAMES/FAMILY ROOM: 8.10m x 5.38m (26'7" x 17'8"). A versatile room with two large bay windows, cornicing and utilised for entertaining finished with part wood panelled walls, oak wood flooring and fitted bar area.

GARDEN ROOM: 7.21m x 2.99m (23'8" x 9'10"). An exceptional addition and cleverly designed just off the kitchen as an ideal day/living room with tiled floor and walls of glass which in turn provide for splendid views over the garden. Double doors open to terracing.

KITCHEN/BREAKFAST/LIVING ROOM: 6.45m x 4.08m (21'2" x 13'5"). At the heart of the house and finished with an extensive range of attractive matching modern units and glass display cabinets, plate racking, wine/champagne racking, deep pan drawers, integrated bins and all finished with thick marble worktops that continue on the matching island unit and generous breakfast bar. Integrated appliances include full height fridge/freezer, dishwasher, electric double oven and four ring hob with extractor fan over.

UTILITY ROOM: 3.17m x 3.17m (10'5" x 10'5"). A useful room with a tiled floor and door to garden. Plumbing for washing machine, space for tumble dryer, American style fridge/freezer, etc.

CLOAKROOM: With an attractive contemporary finish, oak wood flooring, WC and wash hand basin.

First Floor

GALLERIED LANDING: A spacious area overlooking the entrance hall below and with access to loft storage space, large shelved linen cupboard, further storage cupboard and doors to:-

BEDROOM 1: 6.04m x 4.87m (19'1" x 16'). Lovely views over the rear garden. Extensive built-in wardrobes and door to:-

Offices at:

Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404–Woolpit 01359 245245 – Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888

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ENSUITE BATHROOM: A spacious room with a large deep double ended spa bath, separate fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 2: 5.48m x 3.40m (18' x 11'2"). Walk-in wardrobe. Large part mirror fronted built-in limed oak wardrobes.

BEDROOM 3: 4.47m x 4.29m (14'8" x 14'1"). Enjoying views over the rear garden. Built-in wardrobe, storage cupboard and further large walk-in storage cupboard.

BEDROOM 4: 4.14m x 2.48m (13'7" x 8'2"). Large built-in wardrobe.

FAMILY BATHROOM: Deep double ended spa bath with period style fittings over. Separate fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

Outside

OUTBUILDING

Providing a well-presented area, ideal for guests, finished with a bed/living area complete with exposed brick work feature wall. There is a kitchen area with fitted units. The shower room is particularly spacious and finished with a high vaulted pine ceiling.

POOL COMPLEX

The indoor swimming pool complex has been finished with attractive weatherboard elevations under a tiled roof and incorporates a large wall of glass providing garden views. Two sets of double doors open onto decking. The heated pool measures about 10.05m x 4.16m (33' x 13'8") with a maximum depth of 6ft throughout. With attractive tiling, extensive lighting and power.

A wide brick pillared entrance provides access to a sweeping brick paviour drive, in turn providing extensive **OFF-ROAD PARKING** and leading to:-

CARPORT: 4.77m x 4.31m (15'8" x 14'2"). With a high vaulted ceiling and a set of double doors to the rear having vehicular access to the garden if required.

WORKSHOP/STORE: 7.06m x 4.21m (23'2" x 13'10"). A useful room with a fitted workbench, light and up and over door. Well placed for the large **vegetable garden** which includes an irrigated **polytunnel, green house** and composting area.

The grounds are exceptional, enjoying a predominantly south-west facing aspect to take advantage of the afternoon/evening sun. Cleverly designed to include a large private area of terracing and decking finished with entertaining/dining Alfresco in mind complete with brick-built BBQ space, all cleverly linked to the swimming pool complex. The remainder of the garden incorporates feature pond, established trees and large expanse of lawn which includes a brick built **Kota House (15'10" x 15'1")** finished with walls of glass overlooking the garden with extensive fitted seating, oakwood table, chimney and indoor BBQ.

In all about 1.12 acres.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. Plus oil fired boiler to annexe and pool. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C - A copy of the energy performance certificate is available on request.

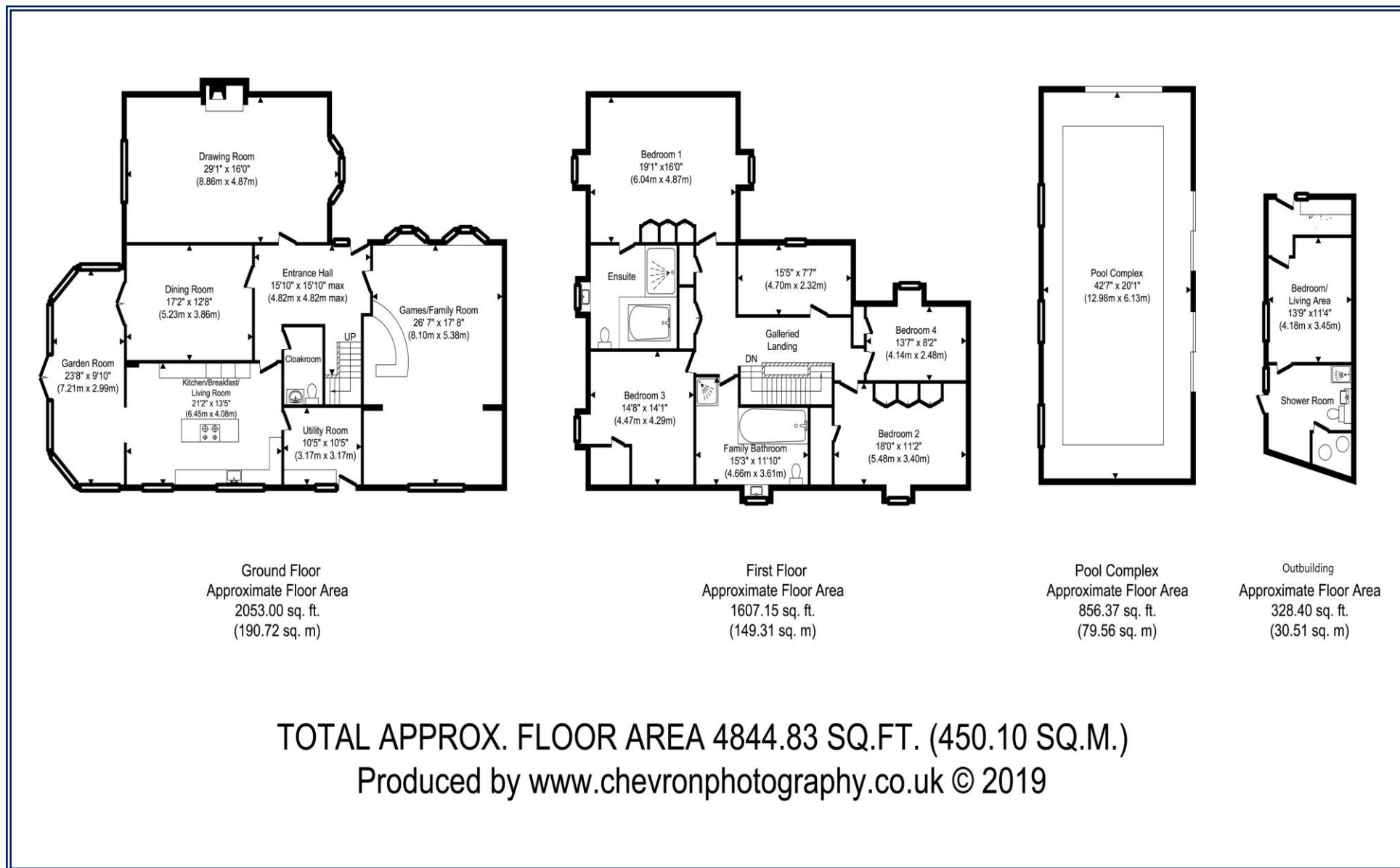
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). – **COUNCIL TAX BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

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