



DAVID
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**Orchard House, The Street,
Foxearth, Essex**



ORCHARD HOUSE, THE STREET, FOXEARTH, SUDBURY, SUFFOLK, CO10 7JG

Foxearth is a highly sought-after village characterised by its variety of period buildings and local amenities include a fine parish church. The market town of Sudbury lies about 4 miles south and its comprehensive amenities include a commuter rail link to London Liverpool Street. Cambridge is about 40 minutes drive away. The historic village of Long Melford (2 miles) provides a primary school, doctor's surgery, local shopping and specialist shops, antiques galleries, pubs, tea rooms and restaurants.

A spacious four-bedroom Edwardian home in the pretty village of Foxearth. Refurbished under the current ownership offering diverse living, suitable for multigenerational living.

An Edwardian home with attractive garden, off-road parking and garage.

ENTRANCE HALL: This is a welcoming glass atrium that leads through to the rear garden with doors leading to:-

AGA KITCHEN/DINING ROOM: A wonderfully light double aspect room with pretty views over both the front and rear garden fitted with an extensive range of shaker style cupboards with oak worktop above incorporating a double butler sink with mixer tap, ceramic hob and oven with space for a dishwasher. A brick-built fireplace houses a large electric AGA with central shaker island unit with granite worktop offering ample storage with dining area beyond and French doors leading to rear garden terrace with pretty walled garden views beyond.

DRAWING ROOM: A wonderfully light double aspect room with double bay windows filling this room with natural light whilst offering pretty views over both the front garden and central courtyard garden. Your attention in this room is immediately drawn to the stone fireplace with inset log burner and stone hearth with useful alcoves for furniture finished with a stripped and polished wooden floor.

SITTING ROOM: Accessed off the kitchen/dining room, this is a charming room finished with engineered oak with two large arched windows to the end gable bringing in natural light whilst giving the room a gothic feel matching the solid wooden doors.

Inner Hall: An extensive range of cupboards offers useful storage with space for shoes and coats with plumbing and drainage in place for a possible kitchenette. Door leading to:-

BEDROOM 4: A wonderfully light triple aspect room that is vaulted exposing rafter beams and tie beams with glass panel door leading to the front garden. This room is finished with an engineered oak floor that continues from the inner hall.

BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin and large panel bath with mixer tap and handheld shower with tongue-and-groove panelling and heated towel rail finished with a Suffolk white brick floor.

GARDEN ROOM: Accessed off the sitting room, this room currently houses the fridge and freezer with pretty views over the rear garden finished with a matching engineered oak flooring to the sitting room.

AGENT'S NOTE

With the possibility of creating a further kitchenette, the sitting room, bedroom 4, family bathroom and neighbouring garden room could easily be transformed into secondary accommodation should it be required.

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UTILITY ROOM: Accessed off the entrance hall, the utility room is fitted with a traditional Baker and Baker kitchen with a granite worktop and matching return with integrated butler sink and mixer tap with casement window overlooking the rear garden and space for a washing machine.

LINEN CUPBOARD: A solid wooden door off the utility room brings you to this room which houses the boiler with an extensive range of shelving for linen and space for drying clothes.

STUDY: A generous size room with sash window overlooking the rear garden with your attention immediately drawn to the fireplace with herringbone brickwork and brick hearth with inset log burner and oak bressumer beam.

EDWARDIAN ENTRANCE HALL: An arched vestibule with tiled floor, solid wooden door and triple arched window brings you to this room with staircase leading to the first floor finished with the original refurbished stripped back pine floor with alcove under the stairs for furniture.

First Floor

LANDING: Window overlooking the front garden brings natural light with staircase leading to second floor. This room is finished with a refurbished original pine floor that has been stripped back, treated and polished and continues throughout this floor with doors leading to:-

BEDROOM 3: A generous double bedroom with large sash window overlooking the rear garden, village allotments and rolling countryside beyond. A double door oak wardrobe offers useful hanging and shelving storage with ample space for other bedroom furniture.

BEDROOM 2: A charming room with large sash window overlooking the front garden with a bank of oak fitted wardrobes offering both hanging and bespoke fitted shelf storage.

FAMILY BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with vanity unit, large panel bath with mixer tap and handheld shower and airing cupboard.

Second Floor

MASTER BEDROOM: A double aspect room with Velux windows offering far-reaching countryside views with space for a large double bed and other bedroom furniture and door leading to:-

EN-SUITE: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and rolltop bath with central mixer tap and handheld shower.

Outside

To the front of the property a tarmac driveway leads from the lane and onto a **GARAGE** with large loft storage space above. A five bar gate and service gate leads into a further area of private off-road parking and in turn provides access to front garden with wrought-iron fencing surrounding the front. This is a beautifully landscaped mature garden with borders offering seasonal colour as well as established hedgerows and shrubs towards the boundaries. Beyond this you will find an enclosed central courtyard garden being a great space for entertaining with central pond and water feature with box hedging to the front surrounded by well-stocked colourful borders including creepers and rose bushes.

The rear garden is one of the property's most attractive features being fully walled with initial terrace seating area accessed off the kitchen/dining room being a great space to enjoy the garden from surrounded by well-manicured hedging and borders offering seasonal colour with **SUMMERHOUSE** beyond and footpath leading to **garden shed**.

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SERVICES: Main water, drainage and electricity are connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTE

The property enjoys a right-of-way to access the garage.

EPC RATING: Band G – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: decently.wink.risk

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



FLOORPLAN TO BE APPENDED

