



Upper Holland, The Green, Long Melford

Sheridans



Upper Holland, The Green, Long Melford CO10 9DH

Guide Price £799,950

A superb extended detached period home situated just off from The Green, affording a surprising degree of luxurious accommodation with a contemporary atmosphere

This fine Grade II listed detached home stands in beautiful grounds affording idyllic countryside views across Melford Hall parkland. Just off from the famous village green, the property enjoys a discreet tucked away setting, yet still offering excellent access to the wonderful amenities this vibrant village enjoys. The property originates from the 16th Century and in 2006 was sympathetically extended and fully renovated to afford the highest degree of accommodation that one would wish for in a house of such standing. The configuration is versatile in its design and an abundance of character is apparent throughout and complements the light and airy open plan spaces. The splendid accommodation is accompanied by an excellent outbuilding, off-road parking and exquisite gardens.

Accommodation

Side door leading to the entrance hall; a generous, inviting space that leads to the fabulous kitchen and with stairs rising to first floor in the other direction. Range of fitted storage cupboards, exposed beams, roof lights and mullion window. A door opens onto the study, a versatile space that could be used as a fourth bedroom or snug, and with a shower room positioned conveniently close to this. The stunning kitchen breakfast room is very much the heart of the home. It's beautifully fitted with an extensive range of bespoke floor, wall, pantry and display units complemented by granite work-surfaces and a curved breakfast bar. Integrated fridge, dishwasher, microwave, hob and range cooker. The room opens to the family / sitting room which affords a light and airy atmosphere; simply a fabulous place to entertain and relax with feature lighting, bi-folding doors opening to the side decked area, further glazed doors to the rear and a door to the side giving easy access to the outside utility room. A beautiful oak staircase rises to the principal suite. To the front, older portion of the property is the snug, a charming room with the fireplace, inset with a gas burning stove, being the focal point of the room. Opening to dining room which again benefits from exposed wall and ceiling timber. Original front access.

The principal suite, to the rear of the property, is a tranquil place to relax with glazed double doors and Juliet balcony overlooking the stunning parkland beyond. The room benefits from high ceilings, exposed oak beams, built in

wardrobes and a beautifully appointed en-suite bath / shower room. The further bedrooms are accessed from an appealing landing via the stairs from the hallway. They are both generous rooms with exposed beams and built in wardrobes. A modern family bathroom serves these rooms.

Outside

Bays to both side of the property provide parking for several vehicles with the first giving access to the generous, versatile garage and utility room. This is finished to a high standard being plastered, painted and provide power and lighting. Glazed French doors lead to the rear garden. The utility room houses the hot water tank, under floor heating controls, plumbing for washing machine and storage space. Door to side. The interesting gardens are an exceptional fine feature of the property and enjoy views across parkland. A brick paved terrace adjoins the rear of the property with steps leading up to the lawn. The garden is interspersed with flowerbeds, with distinctive areas defined by brick walls and hedging. Discreet vegetable patch. To the south side of the property is a beautiful private garden; a large decked area is ideal for entertaining and alfresco dining, feature gravelled beds.

Situation

The property is situated just off the picturesque and highly desirable green in Long Melford. The village is sought-after and exceptionally well-served offering schooling, doctors surgery, primary school, restaurants, a range of shops and two fine Elizabethan country houses. The neighbouring town of Sudbury also offers further amenities, a range of shopping outlets, recreation facilities, schooling as well as a branch line railway station with a rail link into London Liverpool Street via Marks Tey; a faster direct line to London is also available from Colchester. The popular market town of Bury St Edmunds is situated just 13 miles to the North.

Services

All main services are connected. Gas fired heating

Council

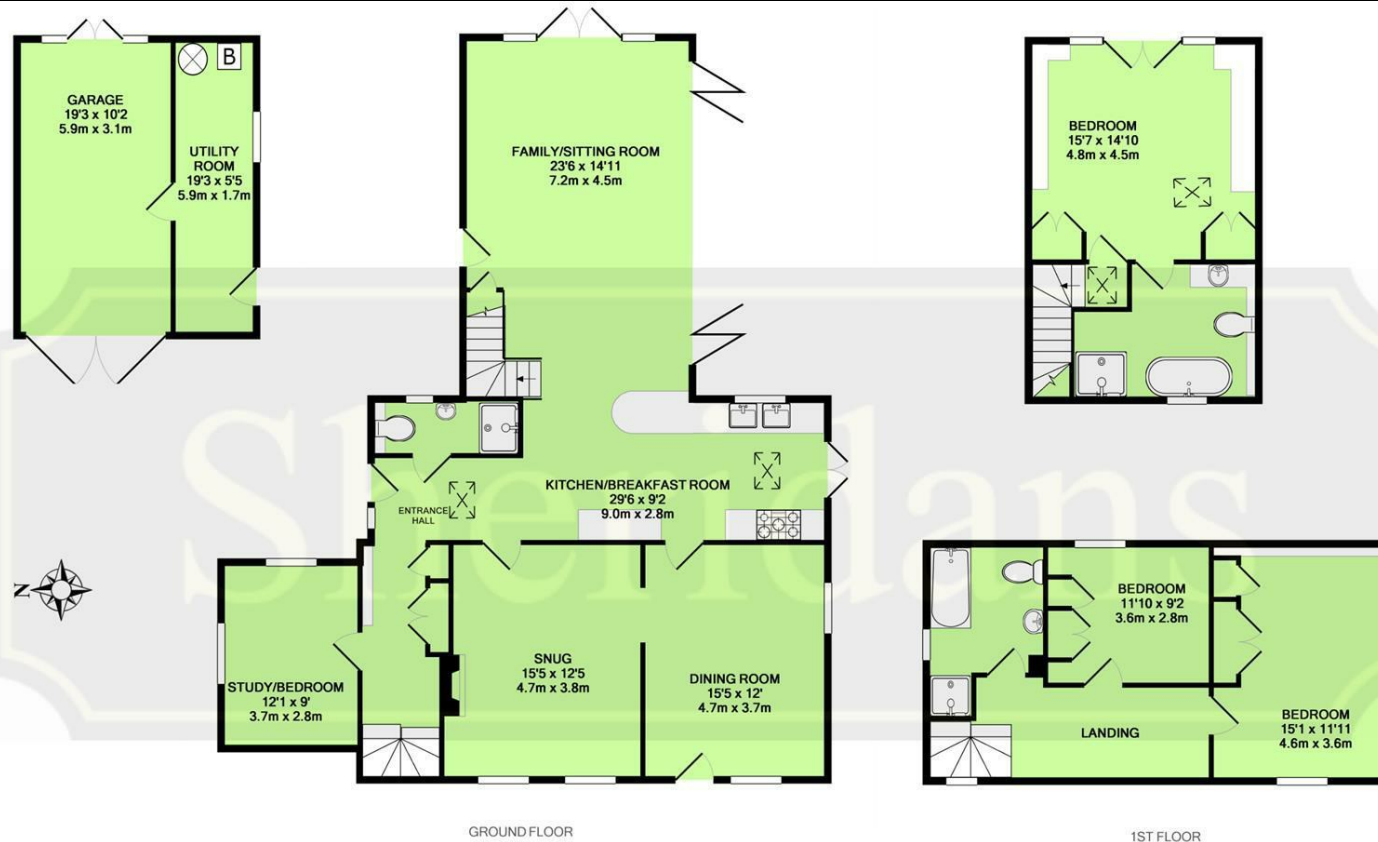
Babergh District Council - Council Tax Band F

Directions

- Exceptional accommodation in unique setting
- Detached Grade II Listed home
- Fabulous kitchen breakfast room
- Magnificent family entertaining room
- Two comfortable reception rooms
- Study/fourth bedroom. Shower room
- Principal bedroom with en-suite
- Two further bedrooms & bathroom
- Beautiful grounds
- Garaging and parking

Upon leaving our office proceed north towards the Green taking a right hand turn opposite the top turning to the A1092. Follow the track to the right, between hedging, where the property will be discreetly situated on your left.





TOTAL APPROX. FLOOR AREA 2024 SQ.FT. (188.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

89 Whiting Street, Bury St. Edmunds
Suffolk, IP33 1NX
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Long Melford Office

The Stables, Hall Street, Long Melford,
Suffolk, CO10 9JT
Tel: 01787 466 566

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 88-89 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX



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