



Field Lodge, Bury Road, Lawshall, Bury St Edmunds IP29 4PL

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Bedfords

ESTABLISHED 1966

Field Lodge Bury Road Lawshall Bury St Edmunds IP29 4PL

- Bury St Edmunds 7.3 miles
- Long Melford 7.5 miles
- Stansted Airport 39 miles
- Newmarket Racecourse 22 miles

Reception hall | Sitting room | Kitchen/Dining room | Office|
Garden/TV room | Utility room | Cloakroom | Principal
bedroom/dressing room and en suite | 2 Further bedrooms |
2 bathrooms | Studio/annexe | Double and single garages |

The Property

Constructed in 2010 by well-respected local architects and builders, MS2 and John Cutmore. An Oak entrance door leading to reception hall with a sleek stainless-steel and glass sweeping staircase. Cloakroom has a Laufen sanitaryware. The stunning semi-vaulted kitchen/dining room has wonderful views forms the heart of this home, which is fitted with an extensive range of high-quality gloss units complemented by a wood grain gloss island unit all finished with granite worktops. Included are an induction hob, two Neff ovens, warming drawer, glass extractor, integrated microwave, fridge, freezer and dishwasher, and an instant hot and filter water tap. The dining area with a vaulted ceiling has bi-fold doors and remote-controlled blinds opening on to the limestone terrace and views. The utility is similarly fitted with an Oak stable door leading to the rear garden. The vaulted garden room, which leads directly off the kitchen/breakfast room, has French doors to rear garden. The double-aspect sitting room has a modern wall inset wood burning stove with glass hearth, French doors for access to the rear patio and garden. Whilst dining room/study has views to the front, and a built-in full height double cupboard.

The spacious landing accesses the principal bedroom suite, with vaulted ceiling and wonderful views over the countryside from a Juliet balcony and bay window with seat, en suite has a dual high-gloss vanity basins with Laufen WC, porcelain and marble-effect tiled shower, and a heated towel rail. The dressing room which can remodel to be a further bedroom, if required, has a range of

Luxury home with gardens of approximately half an acre and outstanding views over countryside

Guide: £825,000 freehold



high-gloss and mirrored wardrobes. Bedroom 2 has a vaulted ceiling, with stunning views over the surrounding countryside. Bedroom 3 is a dual-aspect room with engineered Oak flooring. The family bathroom has polished travertine tiling, free-standing tear-drop bath with floor-mounted free-standing tap and shower attachment. Laufen sanitaryware and heated towel rail.

Agent's Note

The studio has underfloor heating and a shower room, and could be extended further to include the double garage which already has underfloor heating, if a larger annexe was required.

Outside

The property has its own driveway with turning area and ample parking, the front garden is laid to lawn with hedge boundaries. The drive extends through an electrically operated 5-bar gate to the double garage and studio. The rear garden is mainly laid to lawn with post-and-rail fencing, the garden has well stocked beds and borders, as well as a dedicated orchard/rose garden, all enjoyed from the terrace to the rear of the house or summerhouse. In all, sitting in approximately ½ an acre.

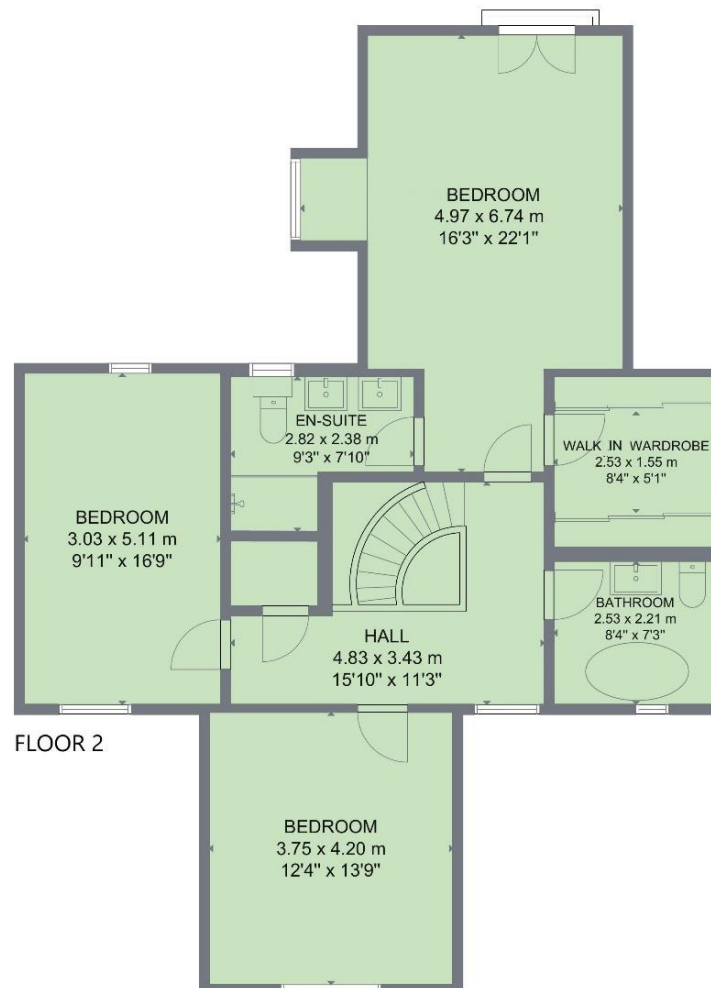
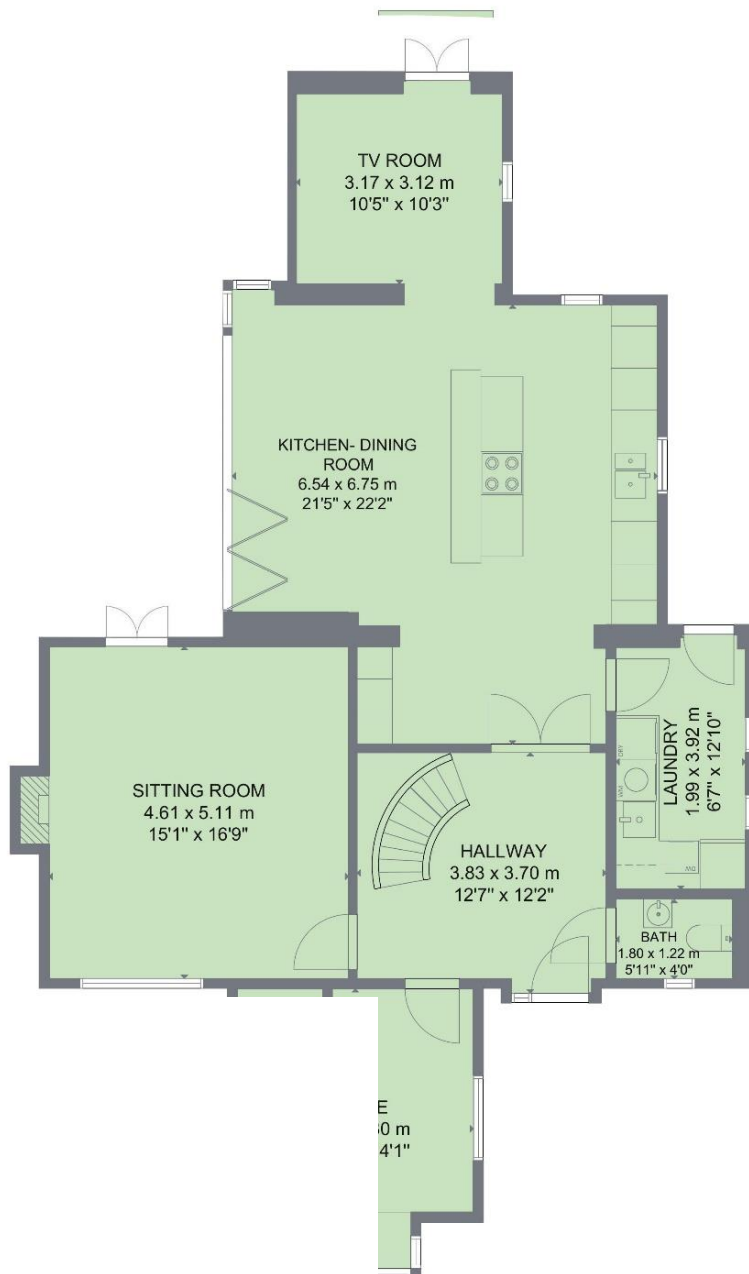
- Individual architect design
- Alarm System
- Sonos and centralized AV system
- Cat 5 cabling to most main rooms
- Grohe taps and shower fittings
- Water softener
- Laufen sanitaryware
- Underfloor heating throughout with individual room temperature controls



GENERAL INFORMATION

- Mains water, electricity and drainage are connected. Oil-fired boiler.
- Council Tax Band E – Babergh - £2606 pa
- EPC rating C
- Ofcom state superfast broadband is available
- Ofcom state mobile signal is available
- What3words – clipboard.causes.match



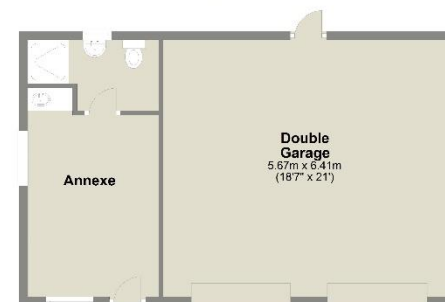


FLOOR 2

GROSS INTERNAL AREA
TOTAL: 2,233 sq ft/ 207 m²
FLOOR 1: 1,238 sq ft/ 115 m², FLOOR 2: 995 sq ft/ 92 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Garage and Annexe

Approx. 53.3 sq. metres (573.4 sq. feet)



Total area: approx. 53.3 sq. metres (573.4 sq. feet)

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ESTABLISHED 1968





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ESTABLISHED 1966

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