



Preston Barn, Preston St. Mary, Sudbury, Suffolk

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Preston Barn

The Street

Preston St. Mary

Sudbury, Suffolk

CO10 9NG

A gated beautifully converted barn with magical tranquil gardens, in the heart of the village.

Lavenham 2.6 miles, Sudbury 9.9 miles, Stowmarket train station 10.4 mile, Bury St. Edmunds 12.5 miles

Entrance Hall | Sitting room | Dining room
Kitchen/breakfast room | Utility | Cloakroom
Wine store | Study/bedroom 4 with shower room | 3 First floor bedrooms | 2 Family bathrooms | Double garage | Summer house
Insulated workshop & doghouse | Beautiful gardens | Gated entrance | EPC Rating E
In all 0.47 of an acre.

The property

Combining charming character with modern living arrangements, this fine home is ideal for family life or those that like to entertain, with its large open plan rooms that open out into the garden from much of the ground floor. Hidden away behind the gated entrance and down a long gravelled tree lined driveway, a second five bar gate opens into the private grounds of Preston Barn.

Internally, a spacious entrance hall with boot room and access to an inner hall opens into the ground floor accommodation. Benefitting from natural light from two sets of French doors opening up onto the patio area is the fully vaulted sitting room with access to the study/bedroom four and ground floor shower room; an ideal spot for guests or to be utilised as an annexe wing. To the other end of the property is a wonderful country kitchen/breakfast

room, with a feature fireplace and space for a large kitchen table. Opposite is a useful utility room with further storage as well as a separate cloakroom. Further down the hall is the impressive dining room, a great sized room ideal for large dinner parties, with a set of French doors offering views over the pond, gardens and the church backdrop.

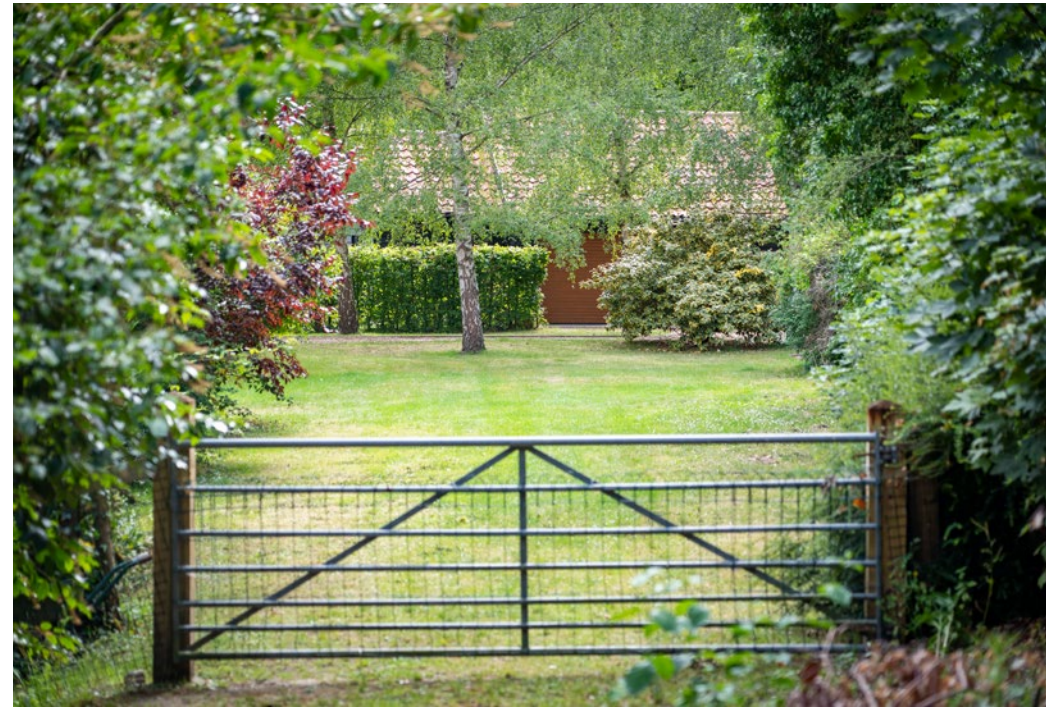
A galleried landing with skylights gives access to three bedrooms and two family bathrooms. Of note is the impressive vaulted ceiling and exposed beams in the principal room.

Outside

The property is approached through a set of electric gates, and can be found at the end of a long shared drive, behind a second set of private gates. Within the grounds is a large detached double garage along with ample space for parking. To the front of the property is a large west facing patio, perfect for al-fresco dining, with stunning views over the neighbouring pond. Further to the front of the property is a Amdaga summer house, as well as a workshop. The remainder of the gardens wrap around the pond, and is mainly laid to lawn, with mature trees and shrubs outlining the boundary giving a great sense of privacy from the rest of village life.

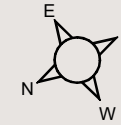
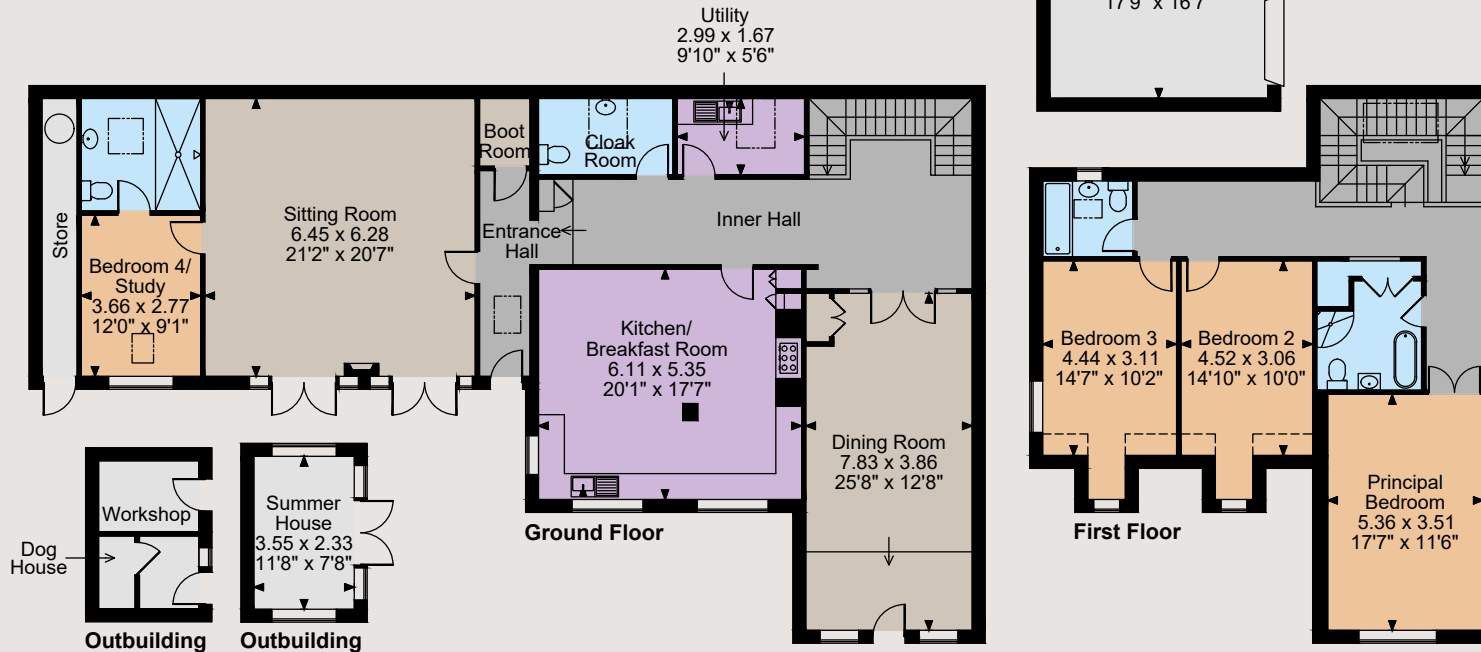
Location

Preston St Mary is a pretty village with pub and church, lying in an Area of Outstanding Natural Beauty about 3 miles to the north east of the beautiful medieval town of Lavenham, which has local shops, public houses and other facilities. A more comprehensive range of amenities can be found in the market towns of Hadleigh, Sudbury and Stowmarket, which has mainline rail service to London Liverpool St Station with a journey time of about 85 minutes. There are good schools in the area including Old Buckenham Hall prep school which is about 2 miles to the north. The County town of Ipswich is about 21 miles to the east and has a wide range of facilities and a station with regular rail service to London Liverpool Street in about 65 minutes.





Floorplans
House internal area 2877 sq ft (267 sq m)
Garage & Outbuildings 469 sq ft (43 sq m)
For identification purposes only.



Directions

From the Copdock roundabout head north towards Ipswich onto the A1214 and turn left onto Hadleigh, Copdock and continue on this road for about 3.3 miles then turn left onto A1071. Continue on this road for another 4.4 miles and take another right. Continue on this road for another 1.6 miles, and turn left towards Lavenham and A1141. After another 4.6 miles, then turn left and continue for another 0.7 miles, and bear right onto The Street. After about 0.4 miles the property can be found on the left hand side.

General

Local Authority: Babergh District Council
Services: Oil fired central heating. Mains drainage, water and electricity. Underfloor waterpipe heating to the sitting room, study and shower room. Subterranean dog fence.
Council Tax: Band F
Tenure: Freehold
Guide Price: £750,000
Agents note: The property shares the drive with Hall Barn. Preston Barn shares a 50% responsibility for the maintenance of the pond and pond pumps, Preston Barn is also responsible for the electricity for the pumps.

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

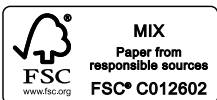
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