





## THE BRINDLES, AVELEY LANE, SHIMPLING, BURY ST EDMUNDS, SUFFOLK, IP29 4HB

- 4 miles to Long Melford
- 9 miles to Bury St Edmunds
- 37 miles to Cambridge
- 21 miles to Colchester

Detached House with Annexe • Two Reception Rooms  
• Kitchen/Diner • Utility/Shower Room • Five Bedrooms  
• Family Bathroom • One en-suite • One Bedroom  
Annexe • Good sized front & rear gardens • Garage/Store  
EPC rating D

### DESCRIPTION

A stunning property located in the picturesque village of Shimpling, a fine Suffolk Hamlet. This extensive and well-presented residence offers the epitome of luxurious and flexible living space, with over 2,500 sq ft of accommodation, an annexe, which is perfect for accommodating a growing family or for those seeking a versatile living arrangement/secondary income. Upon entering Brindles, you will be immediately struck by the elegance and space provided throughout the residence. The current vendors have meticulous attention to detail with works they've completed over their ownership and is evident in every corner. Its impressive layout offers consists of a generous entrance hall with Neptune flagstone flooring, leading to the Aga Kitchen/ breakfast room fitted with shaker style units, ample worktop space and a ceramic sink with a large dining table, perfect for hosting and entertaining. The living spaces, consist of a large sitting room with restored wood flooring, triple aspect views and a wood burning stove. A further formal snug, shower room and utility completes the ground floor accommodation. Upstairs and off a generous landing space, provides access to a principal bedroom suite with shower, and 4 further double bedrooms and family bathroom to serve. All rooms are boasting amazing, elevated views.

**AN EXCEPTIONAL EXECUTIVE FAMILY HOME, WHICH OFFERS WELL-PRESENTED ACCOMMODATION THROUGHOUT, SET IN A CHARMING RURAL POSITION, WITH GENEROUS GARDENS AND FAR-REACHING COUNTRYSIDE VIEWS, WITH AN ADDITIONAL ANNEXE/HOLIDAY LET.**





## OUTSIDE

The property is set back from the road and is situated in a rural position and offers a peaceful and idyllic setting, allowing residents to immerse themselves in the tranquillity of the surrounding countryside. To the front is a sweeping driveway, ample parking and to the rear is the raised alfresco dining terrace and courtyard, with an expanse of lawn beyond this with mature trees and fencing to the boundaries.

## ANNEX

The property's annexe provides additional space and privacy, making it an ideal, self-contained living area for guests or for those seeking a separate office space. This supplementary section will cater to a variety of preferences and lifestyle requirements. It offers an open plan sitting/dining/kitchen area, with fitted units, and plumbing and services, with a staircase leading to the double bedroom and ensuite shower room.

## LOCATION

Shimpling is a pretty and scattered village with C amenities including a pub and a church. The picturesque village of Long Melford is situated about 4 miles to the south and about 9 miles to the north is the Cathedral town of Bury St Edmunds, which offers comprehensive shopping, schooling and recreational facilities as well as a railway station with links to London. Alternatively, The market town of Sudbury (8 miles) provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes).

## ADDITIONAL INFORMATION

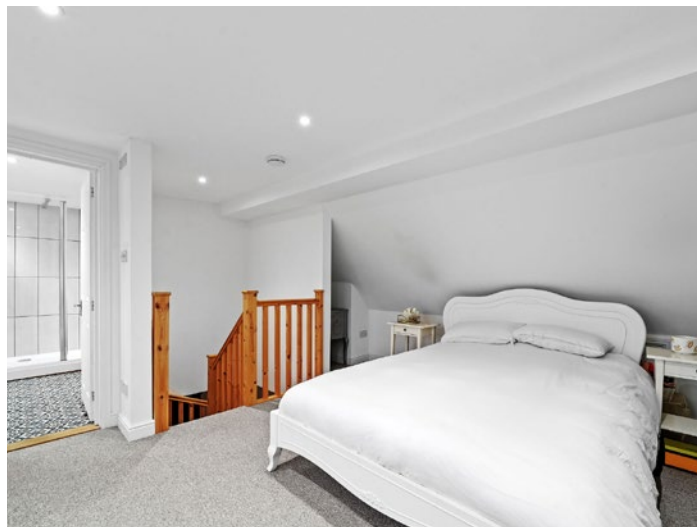
**Tenure:** Freehold

**Services:** Mains drainage, water and electricity. Oil fired central heating.

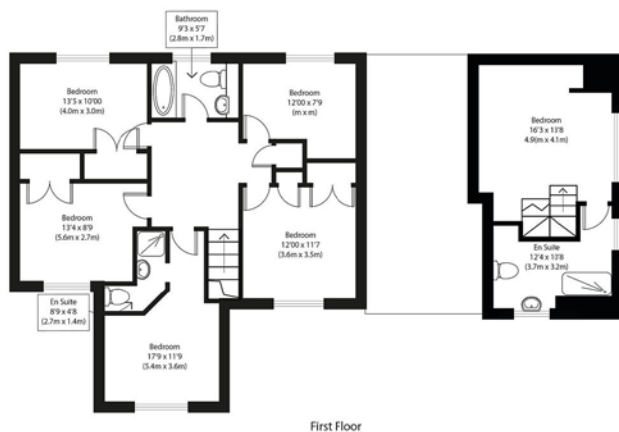
**Local Authority:** Baberg - Band F

**Viewings:** By appointment with Carter Jonas  
Tel: 01878 882881

**What3Words:** ///scribbled.broke.alleyway







Approximate Gross Internal Area  
2855 sq ft (265 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

Carter Jonas



**Long Melford 01787 882881**

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk CO10 9LQ

**carterjonas.co.uk**

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