



SWAN HOUSE
Long Melford, Suffolk

Carter Jonas

SWAN HOUSE, LITTLE ST MARY'S, LONG MELFORD, SUFFOLK, CO10 9HY

- Sudbury 3 miles
- Bury St Edmunds 14 miles
- Colchester 17 miles

Kitchen • Open plan living and dining room • Snug
Study • Cloakroom • Principal bedroom with ensuite
bathroom • Four further double bedrooms • Family
bathroom • Utility space • Double garage • Garden

DESCRIPTION

Swan House is an individually designed and contemporary home that has been recently refurbished to a very high standard, creating an ideal family home.

The accommodation is separated over three floors, with the upper floors boasting a view over the village and water meadows opposite.

The ground floor is a substantial open plan reception space, incorporating a modern kitchen, with island and integrated appliances, a dining area and large living space with fitted units. This leads through to a separate snug area and study/home office space. There is also a ground floor cloakroom.

Upstairs on the first floor, there are three generous double bedrooms, all with built in storage. A family bathroom with freestanding bath and separate shower serves these bedrooms and there is a separate utility/laundry area.

The second floor is home to the principal suite, with an ensuite bathroom. There is a second double bedroom on this floor, with built-in storage space and a storage area in the eaves.

A UNIQUE AND SPACIOUS THREE STOREY DETACHED HOUSE, PRESENTED WHICH HAS BEEN RECENTLY REFURBISHED WITH A BRILLIANTLY CONTEMPORARY EDGE, TOGETHER WITH A DETACHED DOUBLE GARAGE AND ENCLOSED REAR GARDEN.



OUTSIDE

The property has a lovely, enclosed garden, which is mostly laid to lawn with a patio dining area. There is pedestrian access via a side gate, from the driveway. There is a detached double bay garage to the rear of the property.

LOCATION

Long Melford has an excellent range of shops, award-winning restaurants, six pubs, three hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public. The market town of Sudbury (2 miles) provides a rail link to London's Liverpool Street (approx. 80 minutes), alternatively there is a mainline service from Colchester (about 15 miles) with fastest trains taking 50 minutes. The historic market town of Bury St Edmunds lies 11 miles to the north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage & electricity
Gas central heating

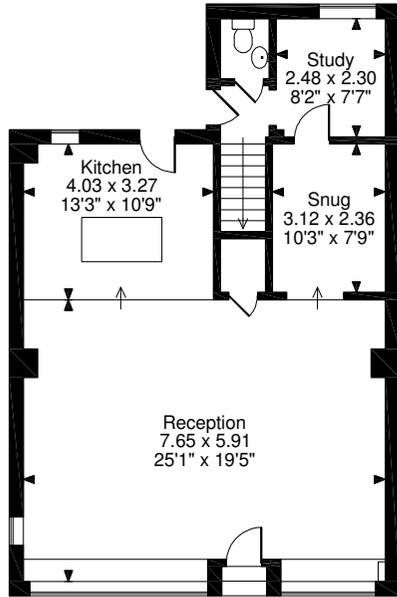
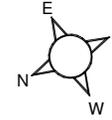
Local Authority: Babergh District Council

Council Tax: Band E

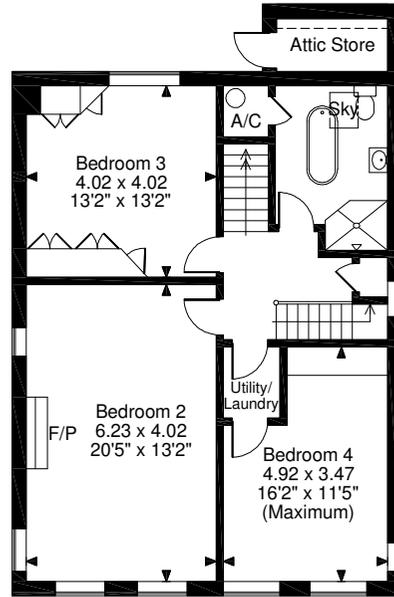
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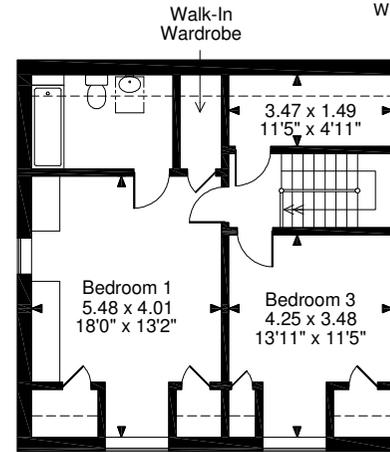
Swan House, Long Melford, Suffolk
Approximate Gross Internal Area
Main House = 2,296 sq ft / 213 sq m



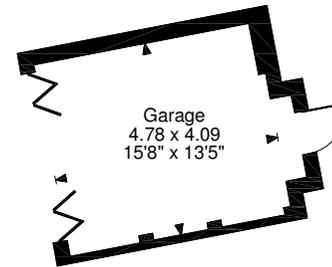
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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