



**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

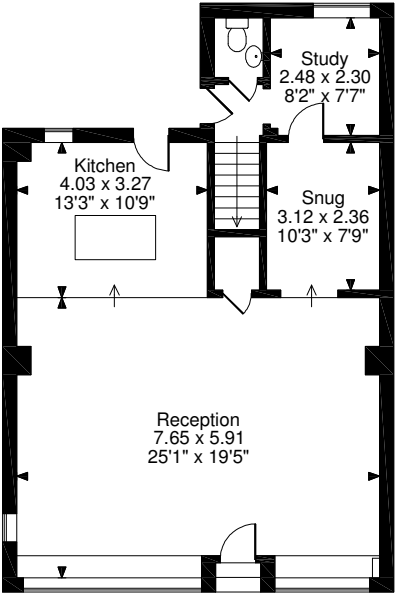
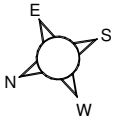
**Local Authority:** Babergh District Council

**Council Tax:** Band E

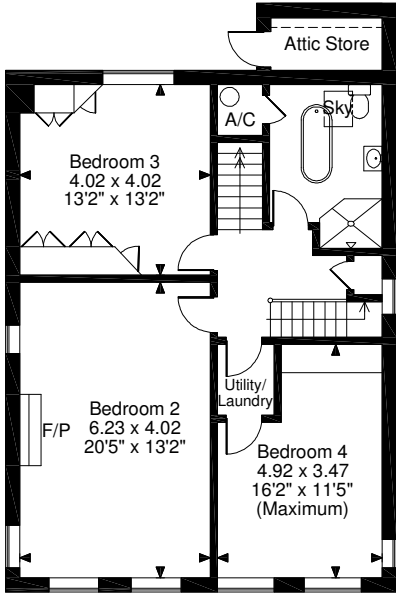
**What3Words:** ///mastering.puppy.genetics



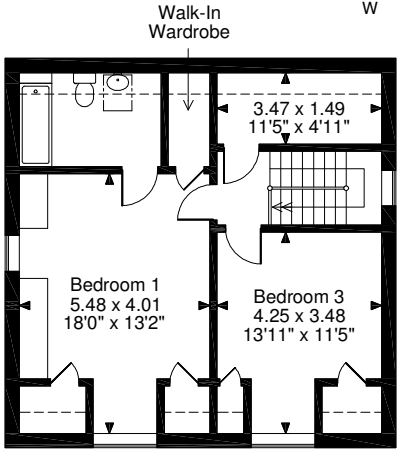
Swan House, Long Melford, Suffolk  
Approximate Gross Internal Area  
Main House = 2,296 sq ft / 213 sq m



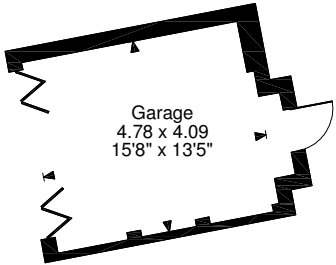
Ground Floor



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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8350825/CPP



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Office 01787 882881

branch@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.