



**Lower Street, Stansfield**

**Sheridans**







# Lower Street, Stansfield CO10 8LP

Guide Price £625,000

Beautiful 2100 sqft four bedroomed period house providing luxuriously appointed accommodation enjoying a delightful setting in pretty Suffolk village.

Originally built as a pair of cottages in the 18th century and sympathetically extended to the side and rear, whilst restored to a particularly high standard in more recent years, this beautiful home provides a surprising level of much improved and immaculately presented accommodation, successfully combining the character of a period home with modern standards of living in a more modern house.

The beautifully presented accommodation with lovely white walls throughout and a light and airy atmosphere, currently in brief comprises an entrance hall with door to the live in kitchen creating a room of a delightful first impression retaining original exposed beams, period fireplace with woodburner, timber floor and stairs off to first floor. The kitchen has wonderful clean lines and is particularly well equipped with an extensive range of units, providing drawer and cupboard space, complemented by quality integrated appliances, quartz work surfaces and central island. The kitchen leads to the rear hall giving access to the shower room and utility room. The dining room is an ideal reception for entertaining with large period open fireplace, exposed timbers and two windows to front aspect. The dual aspect sitting room is a beautiful reception room with a wonderfully light and airy feel with feature fireplace with woodburner and unique handmade French doors to rear.

On the first floor is a long landing with cupboard and three windows to the front aspect. The landing leads to the four bedrooms including the huge triple aspect principal bedroom, which is an incredibly spacious room with wall to wall fitted wardrobes. The first floor accommodation is completed by the family bathroom.

## Outside

To the front of the house is a driveway providing parking for up to 4 cars. Gated access leads past the useful store and adjoining home office, to the delightful landscaped gardens, being mostly laid to lawn with terraces ideal for entertaining and steps up the the main areas of garden, affording far reaching views to the surrounding undulating countryside.

## Location

Stansfield, a picturesque village in Suffolk, exudes a charming rural ambiance with a strong sense of community. It lies about 20 minutes from Bury St Edmunds, 30 minutes from Sudbury, and Newmarket, and offers scenic lanes and footpaths perfect for leisurely strolls. The village features the historic All Saints Church, a flint-fronted building dating back to the Norman conquest, and a vibrant Village Hall hosting regular events such as book clubs, bridge clubs, and cricket matches in the Summer months. Wickhambrook Community Primary School, 2.9 miles away, serves younger children, while Stour Valley Community School, 4.3 miles away, caters to older students.

Nearby towns and villages enhance Stansfield's appeal. Clare, known for its rich history and antique shops, is a short drive away. Cavendish offers quaint streets and traditional pubs. Assington Green and Thurston End provide additional rural charm, while the thriving town of Bury St Edmunds boasts a range of shopping, dining, and cultural attractions. Stansfield residents benefit from the proximity to Sudbury's railway station, 12.1 miles away, ensuring convenient transport links.

Suffolk's rolling countryside, historic sites, and vibrant market towns create a perfect backdrop for life in Stansfield, offering a blend of tranquility and accessibility to modern amenities.

## Directions

When entering Stansfield from the direction of Bury St Edmunds,

- Immaculately presented 2100 sqft cottage in delightful setting
- Much improved and extended to a high standard
- Wealth of original features
- Far reaching countryside views, quiet village location
- South west facing gardens with home office
- Parking for up to 4 cars
- Sitting room, dining room,
- Stunning live in kitchen, utility
- Huge principal bedroom
- 3 remaining bedrooms, bathroom, shower room

continue through the village and up Lower Street, where the house will be found on the right hand side.  
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## Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: West Suffolk Band: C

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Likely Source Ofcom)

Flood Risk: Low Risk (Source gov.uk)

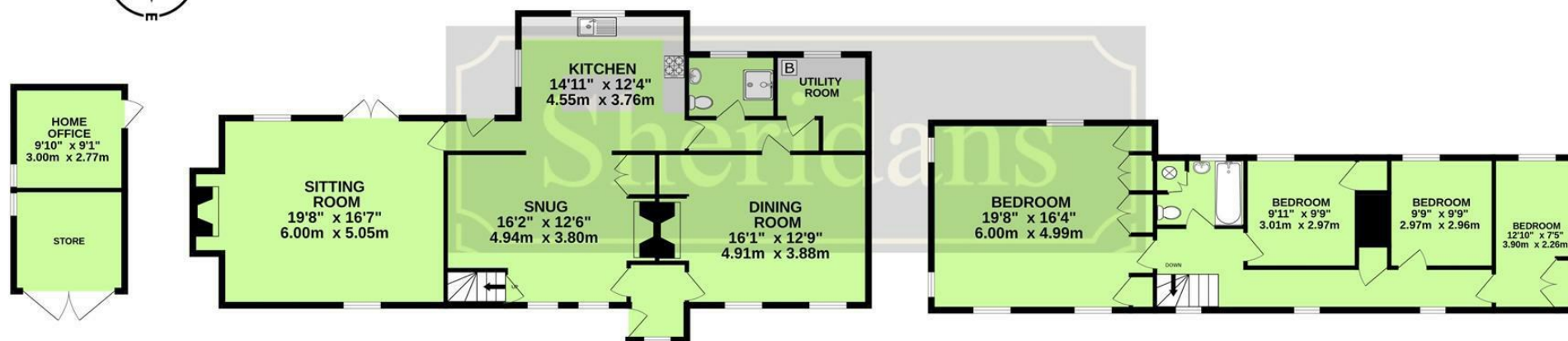
Tenure – Freehold

Property Construction – Brick, tiled roof.





Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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