



MAGNA FARM HOUSE

Newmans Green, Long Melford, Suffolk

Carter Jonas

MAGNA FARM HOUSE, NEWMANS GREEN, LONG MELFORD, CO10 0AB

- Long Melford 3 miles
- Sudbury 3 Miles
- Colchester 15 miles
- Bury St Edmunds 16 miles

Quiet position well back from the lane · Fabulous countryside views · Gardens in excess of half an acre · Sympathetically extended · Refurbished to high specification · Three reception rooms · Large kitchen/breakfast room · Generous 'atrium' garden room · Principal bedroom with ensuite · Three further bedrooms · Excellent garaging

DESCRIPTION

Built in the mid-20th Century as a 'Council Farm' and of traditional construction with rendered and colour-washed elevations under a pitched and tiled roofline, in more recent years Magna Farm has been the subject of imaginative and substantial extension to an extremely high specification. Today the house provides generous well-proportioned accommodation displaying a host of attractive characteristics and an internal inspection is unreservedly recommended to appreciate the qualities of the home on offer. In brief the accommodation includes: Entrance lobby, reception hall, cloakroom, sitting room, separate dining room, garden room with large atrium above, study, large kitchen/breakfast room, utility, principal bedroom with ensuite & dressing area, three further bedrooms and family bathroom.

A MID 20TH CENTURY FARMHOUSE EXTENDED AND REFURBISHED TO AN EXCEPTIONALLY HIGH SPECIFICATION IN GROUNDS IN EXCESS OF HALF AN ACRE WITH FABULOUS FAR-REACHING VIEWS TO ADJACENT COUNTRYSIDE.



OUTSIDE

Externally the quality of Magna Farm House standing centrally in large well planned mature gardens having a generous paved terrace with covered alfresco dining area, well maintained lawns, extensive parking, and a double garage.

LOCATION

An outstanding feature of Magna Farm are the fabulous far-reaching views afforded to the rear over adjacent countryside to the church of Long Melford in the distance. The peaceful village of Newmans Green lies between the historic village of Long Melford and the thriving market town of Sudbury, which provide an excellent range of everyday schooling, shopping, recreational and cultural amenities.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water & electricity connected. Drainage via private system. Oil fired central heating.

Local Authority: Babergh District Council - Band G

WhatThreeWords: ///soup.guards.lads



Magna Farm, NewmansGreen Acton, Sudbury

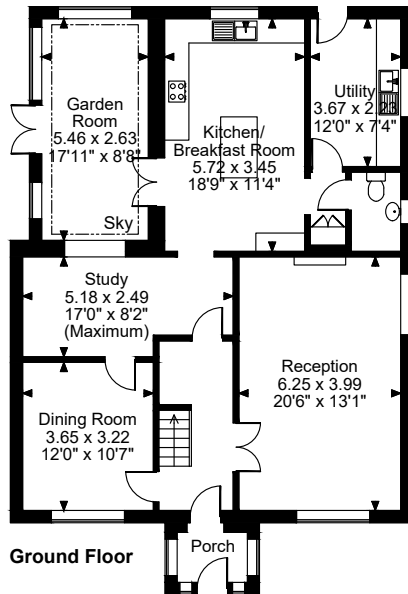
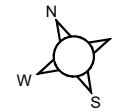
Approximate Gross Internal Area

Main House = 2,259 sq ft / 210 sq m

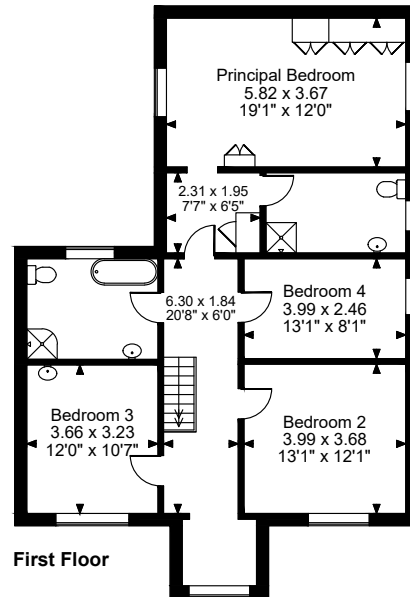
Garage = 387 sq ft / 36 sq m

Sheds = 263 sq ft / 24 sq m

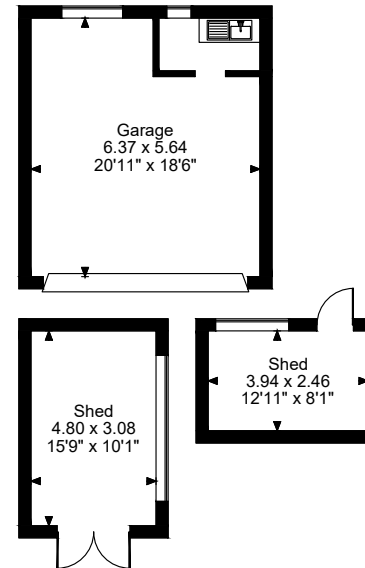
Total = 2,909 sq ft / 270 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8559393/TML



Long Melford 01787 882881

Suffolk@carterjonas.co.uk

Little St Mary's Long Melford, Suffolk

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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.