



1 CAMERON CLOSE, LONG MELFORD, SUFFOLK CO10 9TS

- 4 miles to Lavenham
- 2 miles to Sudbury (London Liverpool Street from 78 minutes)
- 16 miles to Colchester (London Liverpool Street from 48 minutes)

Detached Family Home · 4 Bedrooms · 4 Reception rooms · Utility Room · Kitchen · Ensuite · Family Bathroom · Conservatory · Pool House with Swimming Pool · 1 Bedroom Annexe · Double Cart Lodge · EPC rating C

DESCRIPTION

Nestled gently in the idyllic village of Long Melford, lies an unexpected and exceptional residential gem known as 1 Cameron Close. Comprising a spacious modern property, the property boasts sizeable and versatile living spaces alongside a plethora of desirable features, this property presents the perfect union of style, comfort, and convenience, with an additional one-bedroom annexe and extensive gardens, whilst situated in the highly regarded village of Long Melford. Upon entering the property, one is immediately greeted by a generous entrance hall, and provides access to the four generous reception rooms, most notable the family/games room and large sitting room with brick-built fireplace fitted with wood burning stove. The shaker style kitchen/breakfast room acts as the hub, with the south facing garden room linking well and boasts magnificent and private views. A utility and downstairs complete the ground floor.

Upstairs offers 4 generous double bedrooms, with a principal suite boasting its own ensuite shower and bath, with a further family bathroom to serve the other 3. Owed to the large loft, there is onward potential to extend to create further bedrooms, subject to relevant consents.

A SUBSTANTIAL AND EXECUTIVE FAMILY HOME OFFERING VERSATILE ACCOMMODATION OVER 3,000 SQ. FT, PRIVATE GARDENS OF 1.1 OF AN ACRE, WHILST SITUATED IN THE VILLAGE OF LONG MELFORD.







OUTSIDE

A further rarity of this property is the extensive and well landscaped south facing gardens, which feature a paved alfresco dining terrace, laid lawns, flower bed borders, as well as more established trees. A Kota house is nestled in the oasis of the gardens, and can set up to 14 people, ideal of outside entertaining.

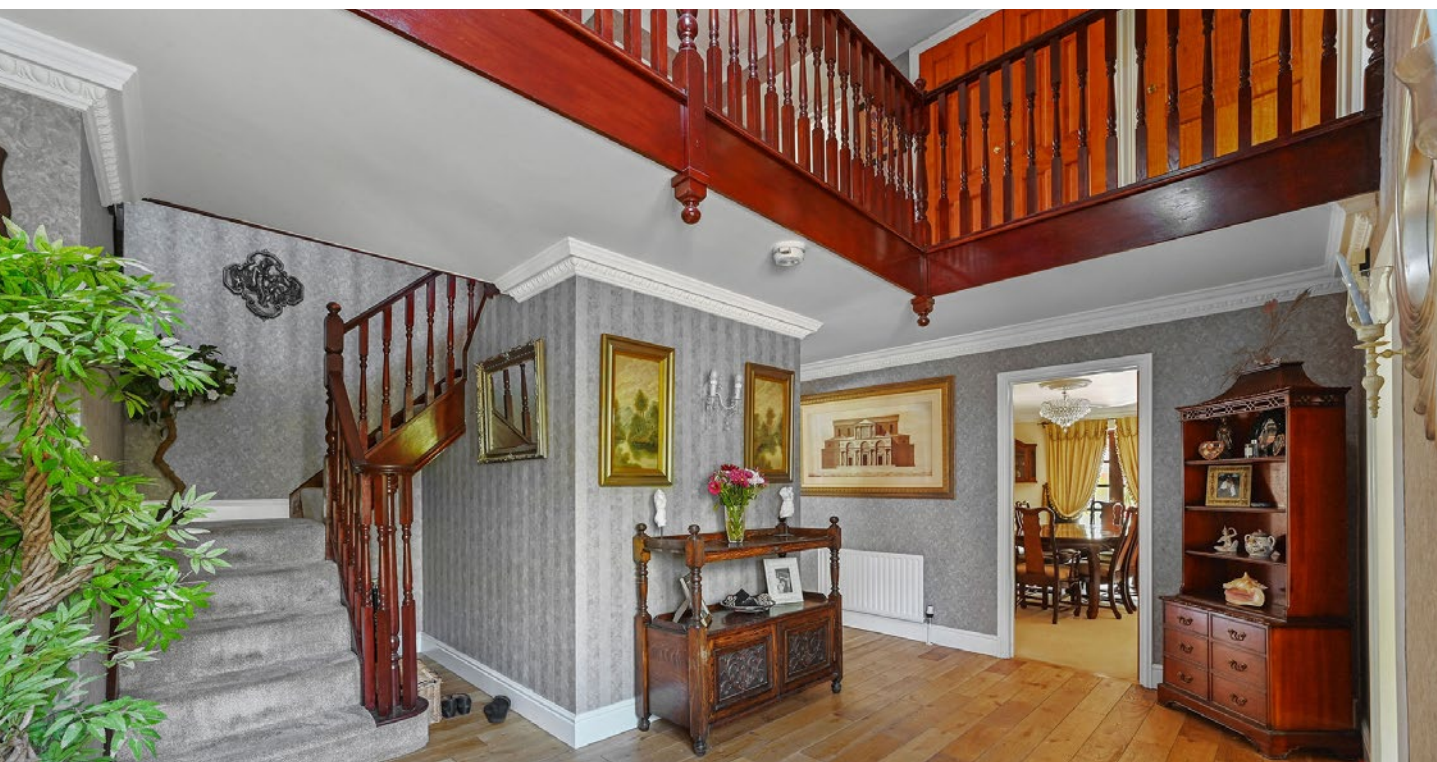
There is a one bedroom annexe which could also be utilised as the perfect detached home office, or more commercially a thriving holiday-let, as Long Melford always attracts such lovely visitors, and demand is always constant. (There is potential financial benefit, owed to multiple dwellings relief and would reduce SDLT significantly). Furthermore, there is a heated indoor swimming pool, ideal for family fun or could be used in conjunction with the annexe to be made bigger. To the front there is ample parking on the block paved driveway, and access to the carport.

LOCATION

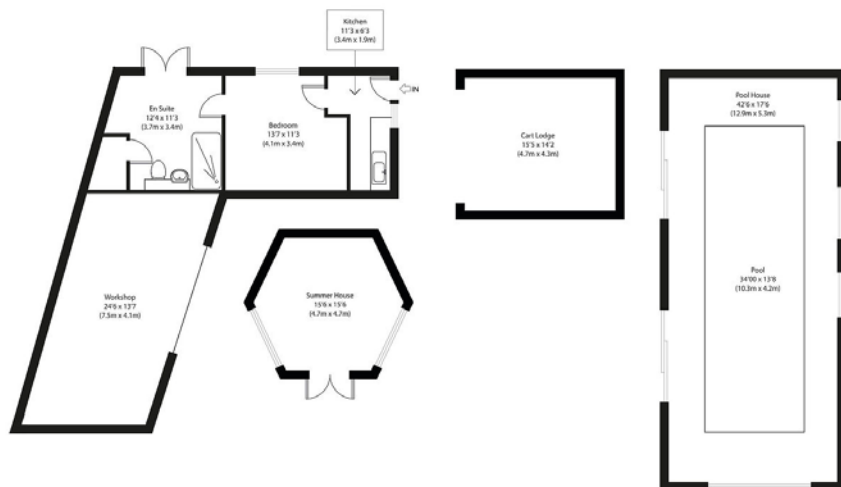
Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, a primary school, hotels and two Tudor mansions - Kentwell Hall and Melford Hall - both of which are open to the public. The market town of Sudbury (2 miles) provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes). Alternatively, there is a mainline service from Colchester with fastest trains taking about 48 minutes. The historic market town of Bury St Edmunds lies 10 miles to the north.

ADDITIONAL INFORMATION

Tenure:	Freehold
Services:	Mains water, gas, electricity and drainage. Oil fired central heating
Local Authority:	Babergh Band G
Viewings:	By appointment with Carter Jonas Tel: 01787 882881
What3Words:	///explorer.cheerily.flat



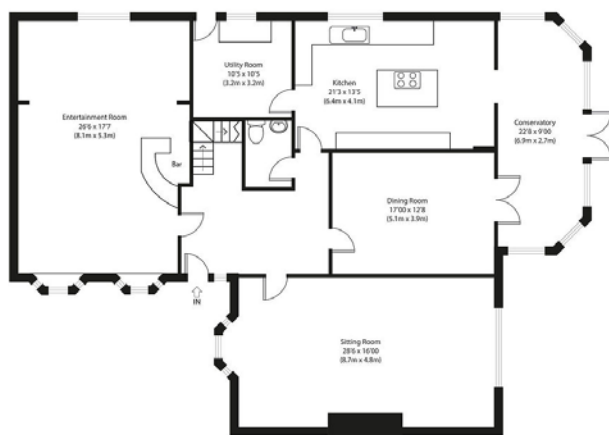




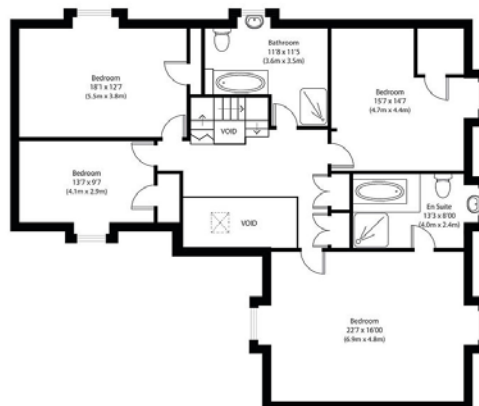
Approximate Gross Internal Area
Main House 3345 sq ft (311 sq m)
Outbuildings 2040 sq ft (190 sq m)
Total 5385 sq ft (500 sq m)

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.carterjonas.co.uk

Carter Jonas



Ground Floor



First Floor



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