



2 GRANGE FARM
Sudbury, Suffolk

Carter Jonas

2 GRANGE FARM, NEWTON ROAD, SUDBURY, SUFFOLK, CO10 0PY

- Sudbury 1 mile
- Long Melford 2 miles
- Colchester

Entrance hall · Dining room · Study · Kitchen · Breakfast room · Utility · Family room · Shower room · Ground floor bedroom · Cinema room · Wine Cellar · Principal bedroom · 3 Further bedrooms on the first floor · Family bathroom · Gardens · Countryside views

DESCRIPTION

2 Grange Farm is a stunning Victorian property, which displays a wealth of period and original features and benefits from the property being sympathetically refurbished and extended. Behind the red brick facade, the entrance hall provides access to the panelled dining room with red oak flooring, log burning stove sat on a brick herringbone hearth and links well with the open plan kitchen and breakfast room, both have been restored to provide open plan living, with exposed red brick walls, handmade pamment flooring with brick surround and gothic arched windows which create an informal link from the breakfast room to the kitchen.

The handmade kitchen has shaker style units, wooden work tops and a butlers sink, with a central marble top island, as well as a pantry cupboard, Rangemaster cooker and wine fridge. The kitchen and breakfast room have charming views over the courtyard and gardens. There is a large family room to the rear with vaulted ceilings, log burning stove and bi-folding doors out to the gardens, as well as a downstairs bedroom/study, which benefits from a downstairs shower room, utility room/boot room with access to the courtyard. There is also a formal study to the right of the entrance hall and a tanked cellar, which has now been converted into a cinema room with adjacent wine cellar.

A STUNNING VICTORIAN FARMHOUSE WHICH HAS BEEN SIGNIFICANTLY EXTENDED AND ADAPTED TO PROVIDE EXCEPTIONAL ACCOMMODATION THROUGHOUT WHILST RETAINING THE ORIGINAL FEATURES THE PROPERTY BOASTS, SET ON A PRIVATE LANE WITH FAR REACHING COUNTRYSIDE VIEWS.



On the first floor, is an exceptional principal bedroom which is adjacent to the stunning family bathroom, fitted with St James' shower, Jim Lawrence fittings and Thomas crapper toilet and basin. Completing the first floor are three further bedrooms. The house has been beautifully restored to an exceptionally high standard and quality, with the use of handmade units, Farrow and Ball paints and Jim Lawrence fittings. In addition to this, the property benefits from being completely re-wired and installation of a brand new heating system.

OUTSIDE

Outside offers stunning gardens of around 0.2 of an acre, with a newly laid alfresco dining terrace adopting a south facing aspect, outbuildings and exceptional field views with parking to the front.

LOCATION

Sudbury is a thriving market town centred around the market square set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Water, drainage & electricity
Oil fired central heating

Local Authority: Babergh District Council

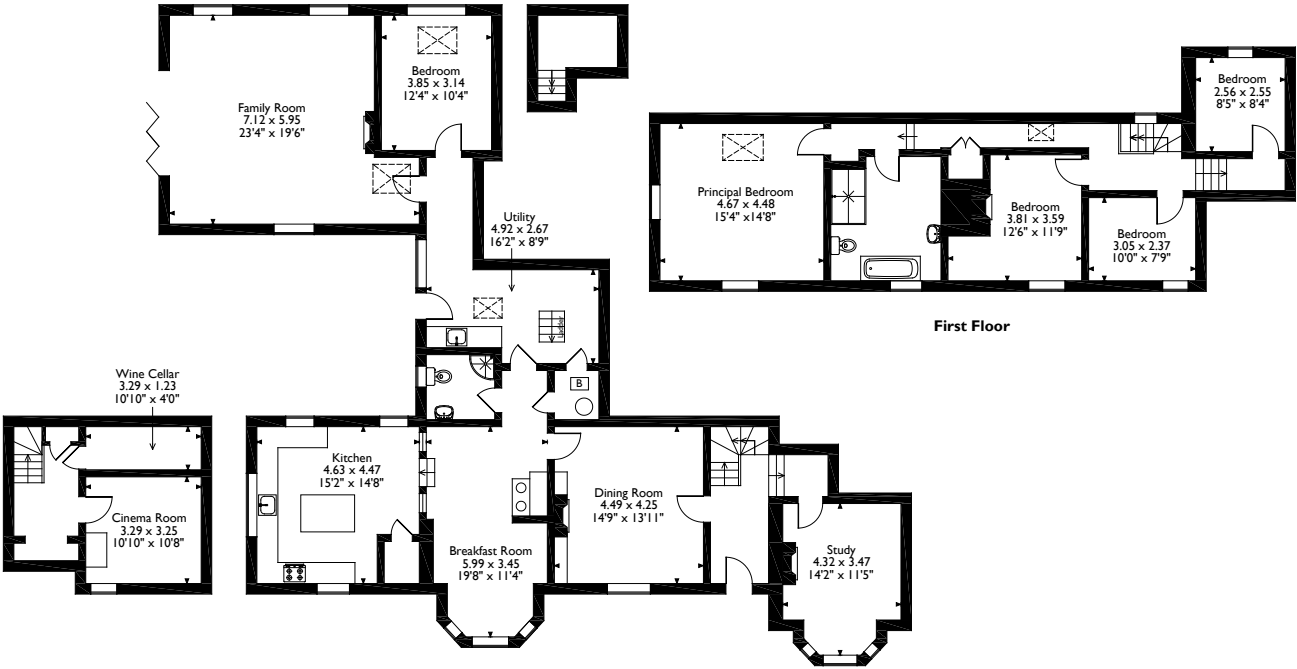
Council Tax: Band E

What3Words ///regal.sand.backdrop

Viewing: By appointment with Carter Jonas
T: 01787 882881



2 Grange Farm, Sudbury, Suffolk
Approximate Gross Internal Area
268 Sq M/2885 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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