



THE GRAIN STORE, WICKERSTREET GREEN, KERSEY, IP7 6EY

- Kersey 1 mile
- Boxford 1 mile
- Colchester 12 miles (London/Liverpool Street from 48 minutes)
- Manningtree 12 miles

Vaulted reception room • Kitchen/breakfast/dining room • Utility • 3 ground floor bedrooms (all with ensembles) • Office • Cloakroom • 3 first floor bedrooms (all with ensembles) • Games/cinema room • Oak carport with annexe above • 2.45 acres of gardens • Solar panels • Air source heating.

DESCRIPTION

The Grain Store is the perfect definition of a unique, one-off build, which would usually be seen on the likes of 'Grand Designs' and Architects Digest. The scale of the property is unparalleled, from the moment one arrives, the property is seemingly modest, owed to its simple but effective design. The large swivel front door, allows access to a magnificent open plan, vaulted living space, with exposed concrete beams, which can be seen as the modern day, desired exposed timber frame structure, but with a brutalist twist. The large expanse of glass sliding doors boasts stunning rural views through woodland and paddock land, with an alfresco dining terrace immediately creating inside/outside living. To the rear, is a sleek kitchen/breakfast room and adjacent utility/boot room with side access. Other rooms downstairs include three generous bedrooms, all with ensembles, a home office and downstairs cloakroom. Via the oak, split staircase, leads you to two large double bedrooms, again with ensembles, and a large games/cinema room and the other staircase leads to the spacious principal bedroom suite, with walk-in dressing room and ensuite bath and shower room.

A TRULY UNIQUE ARCHITECT DESIGN HOUSE, SPANNING OVER 6,000 SQFT OF IMMACULATE ACCOMODATION, 6 BEDROOMS, 2.45 ACRES, WITH OAKFRAMED CARPORT WITH ANNEXE ABOVE, IN THE THE SOUGHT AFTER HAMLET SETTING ON THE EDGE OF KERSEY.





OUTSIDE

Approached from a quiet country lane, onto a gravelled drive to the front offers ample parking for several cars, with an oak framed carport with home office above, already fitted with a kitchenette and plumbing for cloakroom. The domestic grounds surround the house to all aspects with the principal gardens and alfresco dining terrace enjoying a southerly aspect, with further woodland and paddocks beyond.

LOCATION

Wickerstreet Green is an enchanting and peaceful hamlet comprising a selection of attractive houses and surrounded by open countryside. It is about 1 mile from the picturesque centre of the sought-after village of Kersey with its popular pub and primary school. Similarly, highly acclaimed Boxford provides everyday facilities with village stores, doctors' surgery, good primary school and 2 pubs/ restaurants. Hadleigh is about 4 miles and for commuting there are mainline stations at Colchester and Manningtree (about 12 and 14 miles respectively) with fastest trains from Colchester taking from 48 minutes to London's Liverpool Street. There is a good selection of nearby schools for both private and state education.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Air source heating, mains water and electricity with solar pannels.

Local Authority: Babergh District council





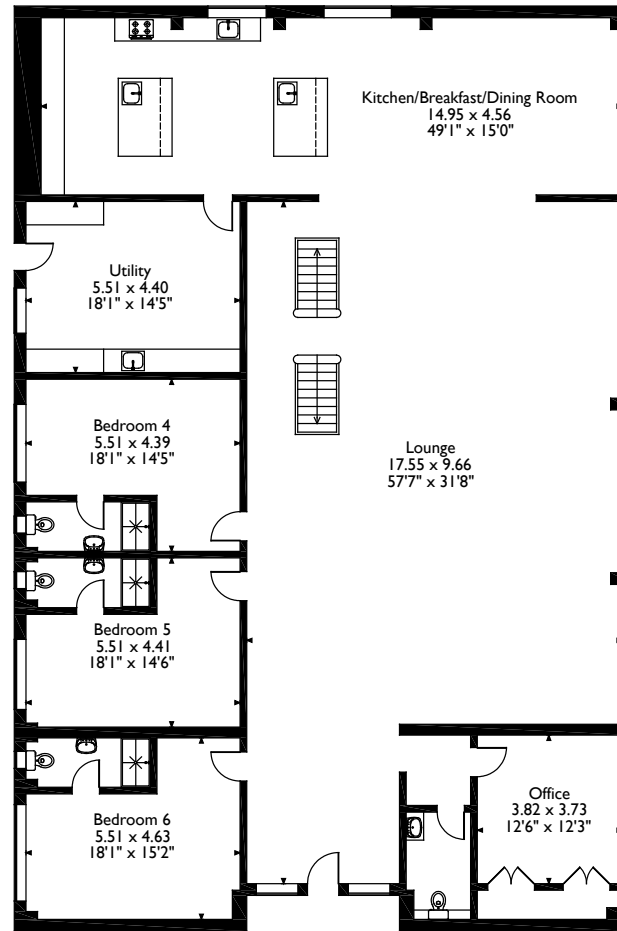
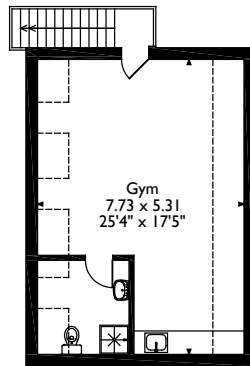
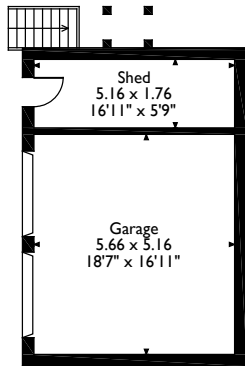
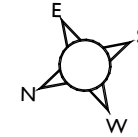
The Grain Store, Wickerstreet Green, Suffolk

Approximate Gross Internal Area

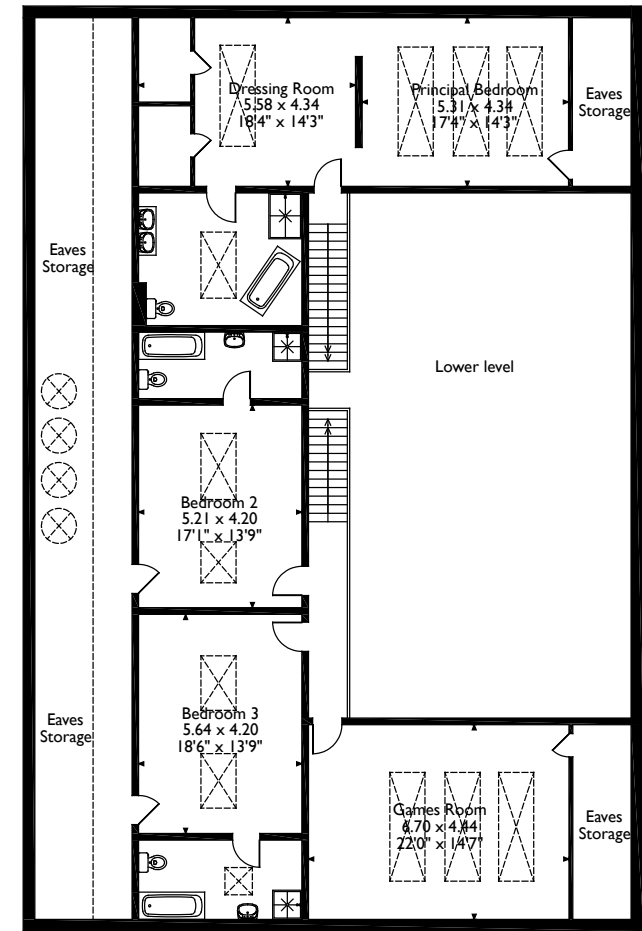
Main House = 530 Sq M/5705 Sq Ft

Garage/Outbuilding = 69 Sq M/743 Sq Ft

Total = 599 Sq M/6448 Sq Ft



Ground Floor



First Floor

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.

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