



# Moreves Manor

Great Waldingfield, Sudbury, Suffolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A substantial family home with charming period features and outbuildings, set in a sought-after village location.

A handsome Grade II Listed family home with summer house and swimming pool, set within tranquil gardens and grounds and surrounded by stunning Suffolk countryside, close to desirable village amenities and train station in Sudbury.



**5 RECEPTION ROOMS**



**5/6 BEDROOMS**



**3 BATHROOMS**



**SAUNA / SWIMMING POOL**



**1.58 ACRES**



**FREEHOLD**



**RURAL / VILLAGE**



**3,124 SQ FT**



**OFFERS OVER £1,000,000**



### The property

Moreves Manor is a delightful period home dating mainly from 17th Century, which enjoys a wealth of charm and character. Beautiful timber beams adorn this historical home and the space has been adapted over the years to create an open and beautifully presented house, suitable for comfortable daily living. The house enjoys views across undulating countryside, and also offers an impressive summer house and swimming pool, all positioned in beautiful gardens and grounds in a unique and tranquil rural setting.

The kitchen/breakfast room has been recently upgraded, and offers an AGA and walk-in larder along with beautiful wooden parquet flooring. This room leads seamlessly through to the sitting room to the rear, creating a lovely semi open-plan feel. The sitting room is framed by an impressive vaulted ceiling and a wood burner which creates warm and welcoming entertaining space. French doors provide access to the gardens, with views of the countryside beyond. A cosy snug room to the front of the property also enjoys an inglenook and wood burner, and there is an impressive

dining room with its own fireplace and log burner benefitting from French windows to the outside. Also on the ground floor is an office connecting to the living room, as well as a ground floor shower and utility room, and a generous boot room.

Two staircases lead to separate sides of the house. The rear, provides access to two double bedrooms, one of which features beautifully preserved wattle and daub. The main hall leads up to a spacious landing with three further double bedrooms, including the principal bedroom with en suite bathroom, a family bathroom and one of the bedrooms benefits from an en suite w/c. Hidden beside what would have been an original external mullion window is a special feature; a low door hidden beneath a beam connects the two first floors. A further bedroom with study area is on the second floor.



## Outside

The property enjoys a private sweeping gravel driveway with ample space for parking in the car port or to the front of the house. There is an impressive summer house benefitting from shower, sauna, wood burner and exceptional views of the gardens and countryside beyond. This creates an ideal area for entertaining but can also be enjoyed as additional sleeping accommodation or studio space. A terrace and separate decking area allow for al fresco dining. Adjoining the summer house is an area currently used for storage, but could be enjoyed as a pool house or, subject to the necessary consents, the whole building could be converted to ancillary accommodation. The gardens have a vast number of mature specimen trees, wild and formal planting. Furthermore, is the large wildlife pond and areas of lawn interspersed with established borders, some wild meadows and most notable is the picture perfect backdrop of the rolling countryside beyond.

## Location

Great Waldingfield lies 4 miles from the market town of Sudbury in the Stour Valley. Considered one of the prettiest villages in West Suffolk, it is evidenced in the Domesday records of 1086. The village has a wealth of history, as well as a shop, post office and primary school. The market town of Sudbury with branch line rail service, and Mediaeval village of Lavenham are both within 5 miles respectively and have a range of shopping and recreational facilities. Both the A12 and Colchester are about 12 miles to the south; the latter has an extensive range of facilities and a mainline rail service to London Liverpool Street taking less than an hour.



## Distances

- Sudbury 4 miles
- Lavenham 5 miles
- Colchester 12 miles

## Nearby Stations

- Sudbury

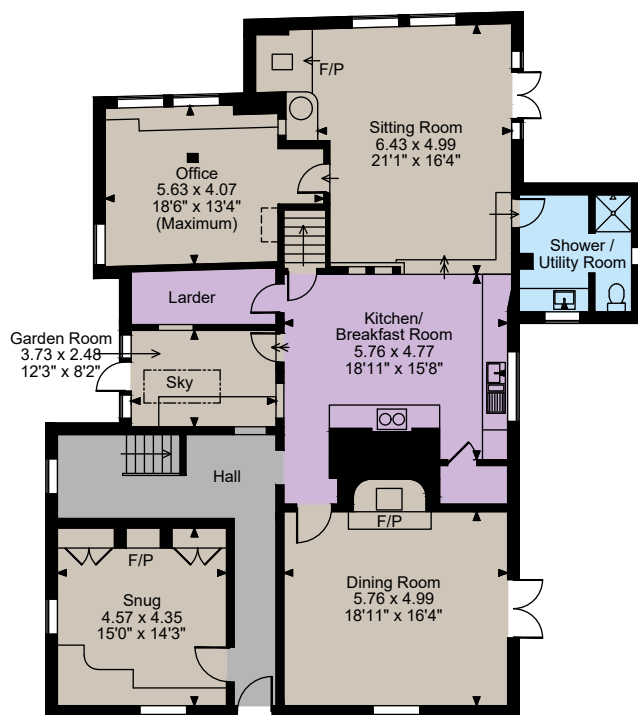
## Key Locations

- Lavenham
- Babergh Hall
- Village Hall

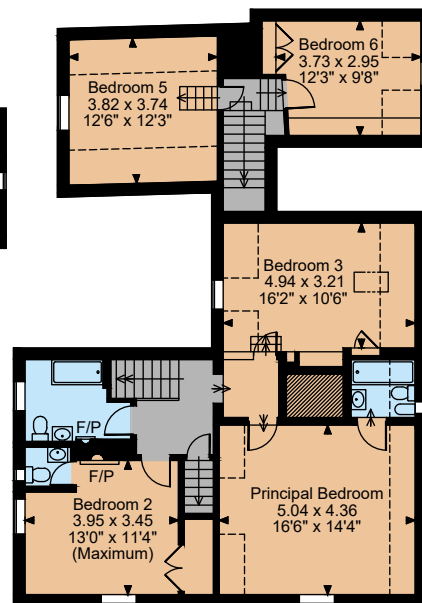
## Nearby Schools

- Great Waldingfield VC Primary School
- Pot Kiln Primary School

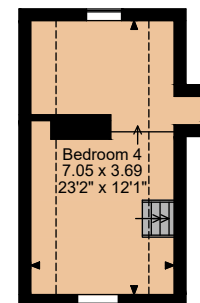
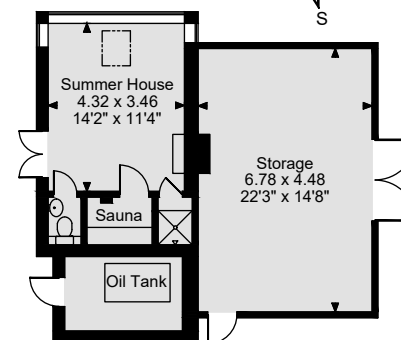




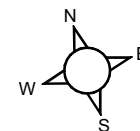
Ground Floor



First Floor



Second Floor



## Floorplans

Main House internal area 3,124 sq ft (290 sq m)  
Summer House internal area 218 sq ft (20 sq m)  
Outbuilding internal area 390 sq ft (36 sq m)  
For identification purposes only.

## Directions

CO10 0RY

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## General

Local Authority: Babergh District Council

**Services:** Water and electricity mains services are connected. Private drainage which complies with the current regulations. Oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: F

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

□ □ □ Denotes restricted head height

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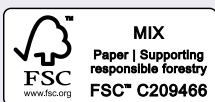
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## Suffolk

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