



Wheelwrights
Bulmer, Sudbury, Suffolk

An outstanding, contemporary family home finished to an exceptional standard, in the picturesque village of Bulmer.

Wheelwrights is a beautifully presented detached four bedroom family home set within stunning gardens and grounds offering west-facing countryside views, in a highly-regarded village location.



4 RECEPTION ROOMS



4 BEDROOMS



3-4 BATHROOMS



OUTSIDE



LANDSCAPED GARDENS



FREEHOLD



**RURAL/
VILLAGE**



2,260 SQ FT



**GUIDE PRICE
£695,000**



The property

Positioned in the picturesque village of Bulmer, Wheelwrights is an impressive four bedroom modern home offering flexible accommodation arranged over two floors with high quality contemporary finishes.

Configured to provide the ideal space for family living and entertaining, the ground floor is accessed via the welcoming reception hall and comprises an impressive open plan kitchen/dining room, a separate spacious drawing room and an additional light and airy drawing room which was added by the current owners. Both the kitchen and garden rooms lead directly out to the manicured west facing garden. Also on the ground floor is a large bedroom with vaulted ceilings and views to the front garden, and shower room/wc along with a dual aspect study which could also be used as a sitting room or snug. The well-proportioned kitchen is fitted with a range of base and wall level units and integrated appliances and benefits of a central kitchen island with polished quartz top, offering additional storage.

On the first floor there is an impressive galleried landing with three further well-presented bedrooms, one of which is the principal bedroom with fitted wardrobes which also benefits from an en suite and a balcony with views over the undulating countryside. A family bathroom completes the accommodation.



Outside

Wheelwrights is approached via a gravelled driveway providing an ample space for parking and leads to a garage with double doors as well as an internal further kitchen and cloakroom. The beautifully west-facing, landscaped rear gardens are surrounded by a variety of exotic mature trees, well-stocked borders, mature hedging and tall fencing offering a wonderful seclusion and benefits of numerous areas of interest including an attractive elevated terrace with views over the garden, creating the ideal space for the al-fresco dining. There is an additional timber shed for further storage.

Location

The village of Bulmer is positioned about 2.6 miles from the market town of Sudbury and 7.2 miles from Halstead. In Bulmer there is St Andrew's Church and the Bulmer Village Hall, along with a convenient Post Office. In the nearby Bulmer Tye there is The Bulmer Fox, a popular public house/restaurant and a primary school, whilst in both Sudbury and Halstead there are a wide range of schools, shops, surgeries and

pharmacies. Sudbury also has a branch railway line to Marks Tey from where there is a direct line to London's Liverpool Street Station.

The Essex/Suffolk border features some of the most historic and charming villages and towns such as Clare, Long Melford and Lavenham, all being within easy reach of Bulmer.



Distances

- Sudbury 2.6 miles
- Long Melford 4.9 miles
- Colchester 17.8 miles

Nearby Stations

- Sudbury
- Marks Tey
- Colchester

Key Locations

- Sudbury Market Town
- The Bulmer Fox Public House
- Historic Long Melford & Lavenham

Nearby Schools

- Old Buckenham Hall Prep School
- Littlegarth Primary School
- Bulmer St Andrews Primary School





Floorplans

Main House internal area 2,031 sq ft (189 sq m)
Garage Building internal area 229 sq ft (21 sq m)
Total internal area 2,260 sq ft (210 sq m)
For identification purposes only.

Directions

CO10 7EW

what3words: ///sued.guesswork.hardback

General

Local Authority: Braintree District Council

Services: Mains water, electricity and drainage services are connected. Oil-fired central heating.

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

Council Tax: Band E

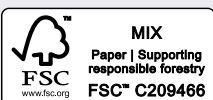
EPC Rating: C

Suffolk

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