

Acers, Lawshall  
Suffolk



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**2,425 sq ft (225 sq m) | Freehold  
3 reception rooms | 6 bedrooms  
Double garage | Swimming pool**

**Guide price £1,100,000**

**A beautifully presented, contemporary family home set within expansive grounds featuring a swimming pool and picturesque views in a desirable Suffolk village.**

Acers is an exceptional modern home that offers versatile and elegantly appointed accommodation arranged over two floors, ideally suited to both modern family life and entertaining.

The welcoming reception hall creates an immediate sense of arrival with access provided into the striking double-height sitting room with a vaulted ceiling with galleried landing, and wood-burning stove, which flows through to a bright dining area with access to the gardens. The heart of the home is the expansive open-plan kitchen and breakfast room, featuring sleek contemporary cabinetry, a central island and three skylights overhead. Large bi-fold doors open directly onto the terrace, creating an excellent space for indoor-outdoor living. The ground floor is further complemented by a dedicated study, a utility room and the principal bedroom which benefits from an en suite with bi-fold doors to outside.

On the first floor, the galleried landing leads to five further well-proportioned bedrooms. Two guest bedrooms benefit from en suite facilities, whilst one also has a striking floor-to-ceiling gable window with views across the gardens. The remaining bedrooms are served by a well-appointed family bathroom.

The property is approached via a sweeping resin-bound driveway, providing ample parking and access to a substantial double garage. To the rear, the gardens form a particularly attractive feature, bordered by mature hedgerows and enjoying a high degree of privacy. A wide stone terrace provides an ideal setting for al fresco dining, leading onto an expansive lawn and a heated outdoor swimming pool with a decked surround. A number of timber outbuildings provide useful storage space; all set against far-reaching views over the surrounding countryside.



**Location**

Acers is situated in the attractive rural hamlet of Harrow Green, within the parish of Lawshall, surrounded by undulating Suffolk countryside. The nearby village of Lawshall offers a range of everyday amenities including a village hall, parish church and a well-regarded public house, while more comprehensive facilities can be found in the historic market town of Bury St Edmunds, providing an excellent selection of shops, restaurants, cultural attractions and schooling. The area is well served by a number of highly-regarded independent schools including Culford, Ipswich School and Finborough. For commuters, rail services from Bury St Edmunds (branch line) and Stowmarket (main line) provide direct links to London Liverpool Street, while the A14 offers convenient road connections to Cambridge, Ipswich and the wider motorway network.

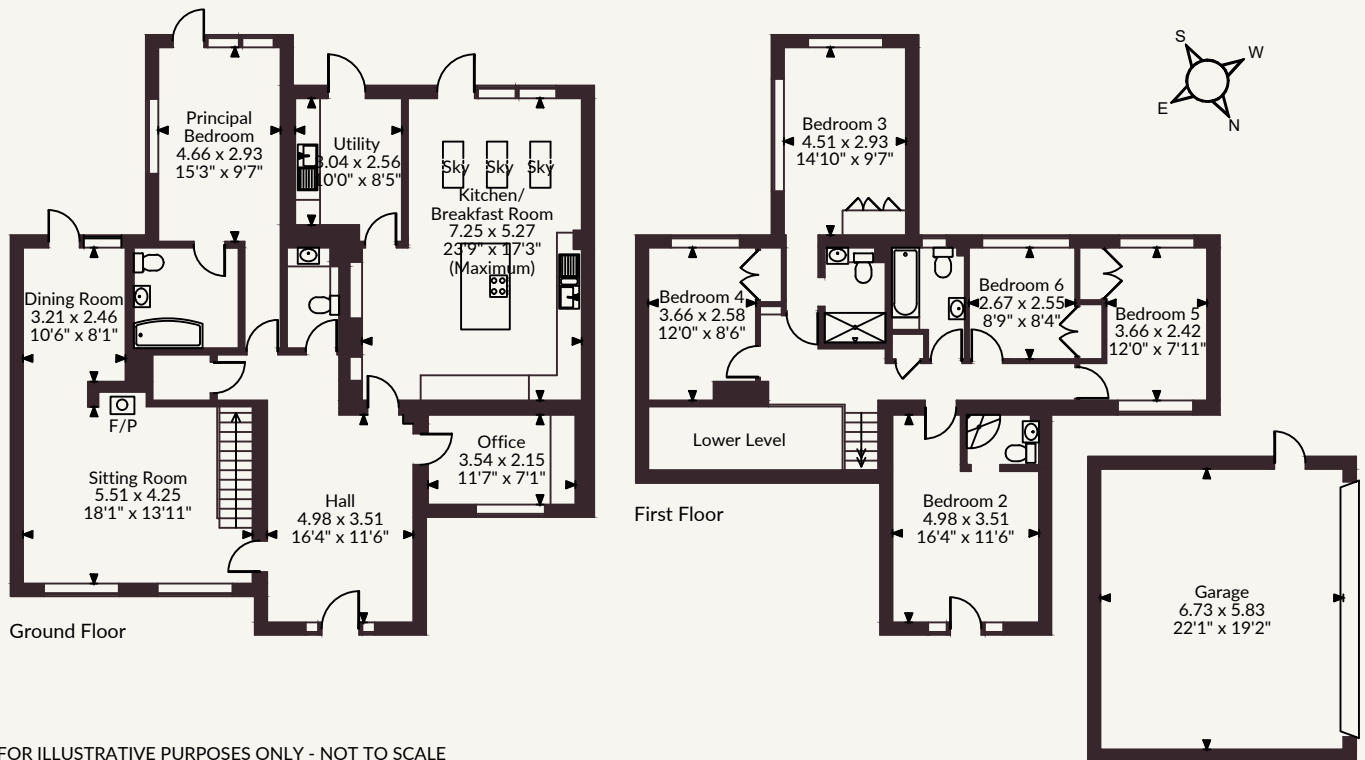
Postcode region: IP29

**General**

Local Authority: Babergh District Council  
 Services: Electricity, water and drainage. Oil-fired central heating.  
 Council Tax: Band G  
 EPC Rating: D  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Acers Harrow Green, Lawshall  
 Main House internal area 2,425 sq ft (225 sq m)  
 Garage internal area 422 sq ft (39 sq m)  
 Total internal area 2,847 sq ft (265 sq m)



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## Suffolk

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