



Woodpecker House, Lamarsh, Bures, Essex/Suffolk

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Woodpecker House

Henny Road

Lamarsh

Bures

Essex/Suffolk

CO8 5EX

Positioned within its own undulating grounds on the Essex/Suffolk border, is this spacious family home and annexe that combines modern architecture with traditional charm.

Bures 2.7 miles, Sudbury 4 miles, Colchester 11.2 miles, Hadleigh 15.3 miles, Ipswich 24.7 miles

Reception hall | Sitting room | Family room
Drawing room | Kitchen/breakfast room
Dining room | Study | Utility | Cloakroom
Principal bedroom with en suite and roof terrace | 4 Further bedrooms | Family bathroom
Numerous outbuildings | Garaging | Gated entrance | Ample parking | Beautiful tranquil gardens | Woodland | EPC Rating E

Annexe: Open plan kitchen/living area
Bedroom | Shower room

In all 8.7 acres.

The property

Positioned on the outskirts of Lamarsh, just a few miles from Bures, Woodpecker House is a unique family home that combines traditional character with modern architecture.

Nestled within its wooded plot, this fine home offers versatile accommodation arranged over two floors, uniting formal reception rooms with open plan entertaining spaces. Of particular note, the property has been designed to make the most of its incredible grounds, with all its views being of its own plot and the principle rooms having large openings to the outside.

The ground floor accommodation radiates from a generous reception hall comprising three formal reception rooms that include; a dual aspect sitting room which extends into a bay alcove, a flexible family room, and a spacious drawing room with a log-burner.

The modern wrap-around extension incorporates an architecturally designed open plan kitchen/breakfast room with split level to a study on one side, and opens out to a spacious informal dining room. Double aspect sliding doors open onto decking allowing for easy entertaining that flows from inside to out. There is also a cloakroom, boot room and utility room on the ground floor.

The first floor has five bedrooms, one of which is a principal bedroom with en suite and doors that open onto a private roof terrace; being south west facing this is an ideal spot to enjoy morning coffee or evening drinks. The family bathroom with walk-in shower completes the main house.

Outside

Woodpecker House is approached via electric security gates, then a long driveway that extends to the annexe and barn, before continuing up towards the main house and car port; offering plenty of parking and turning. The property has a number of useful outbuilding, from log stores to garden stores and barns, though most notable is the 40ft by 25ft garage that has been made fully insulated and secure for those who treat their cars like they are part of the family. Above the garage and accessed from its own front door and hallway, is the annexe or holiday cottage. Mainly open plan, its original use was to be a games room, it now has a kitchen, bathroom and bedroom, and creates a fantastic income towards the running of the main house.

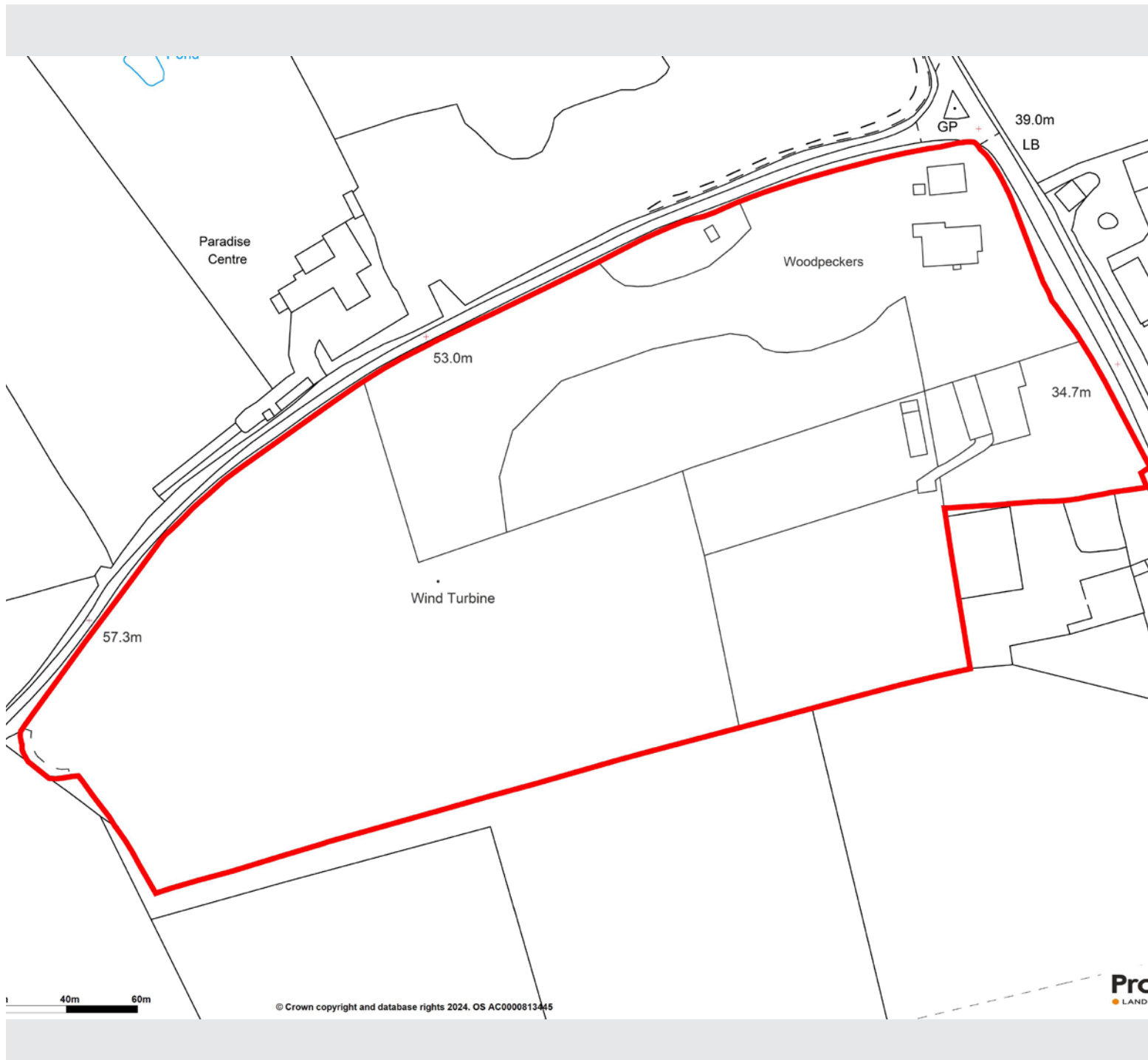












Outside Continued...

The grounds are simply bliss - an oasis for wildlife and in particular for birds such as red kite, nightingales and woodpeckers - bearing areas of woodlands and wildflower meadows. Surrounding the house is a decked platform that gives further outdoor room to enjoy all year round fantastic views across the surrounding gardens. Low level lawns, specimen trees and well planted flower beds create a pleasing visual for the formal areas, whilst further into the plot are mowed walkways through meadows, woodland and wildlife gardens.

There is also an enclosure for animals such as goats, chickens or alpacas and for those wanting open views, climb to the very top of the plot for far reaching elevated vistas across the surrounding countryside.

Location

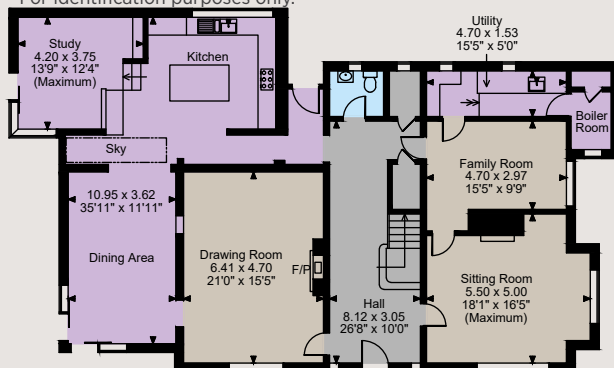
Situated in the picturesque Stour Valley, the property occupies a sheltered setting on the northern fringes of Lamarsh, which offers a village hall hosting events and activities, and a popular public house. Just a short distance away, the larger village of Bures provides additional amenities including a railway station with services to Sudbury and Marks Tey.

The market town of Sudbury is just four miles away, where there are plenty of shops and supermarkets (including a Waitrose store), a leisure centre, and a further train station. Historic Colchester is within easy reach offering extensive retail, education, leisure and cultural facilities, with Colchester North Station providing links to London Liverpool Street (from 50 minutes).

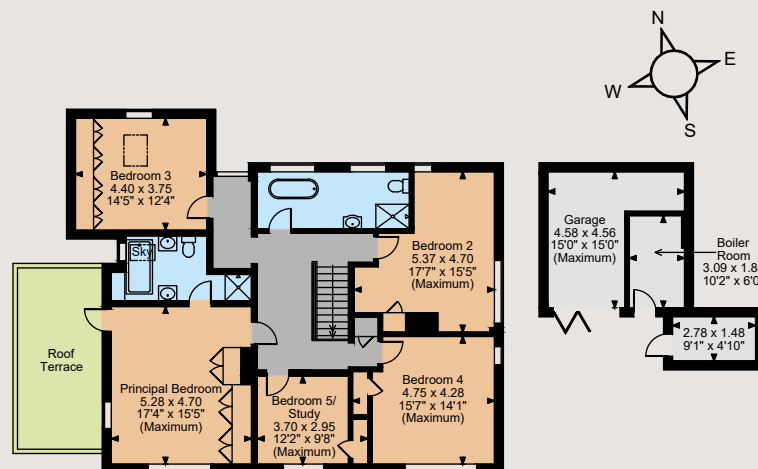
Well-regarded schooling in the vicinity includes Colchester Prep & High School, Holmwood House, Littlegarth School, Oxford House School and St Mary's School.

Floorplans

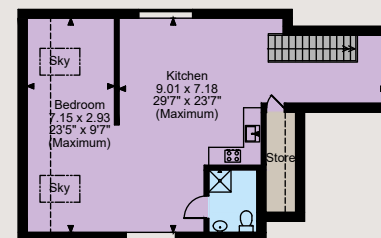
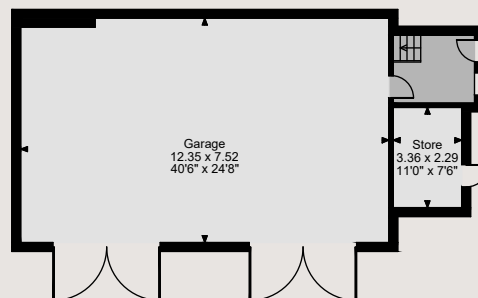
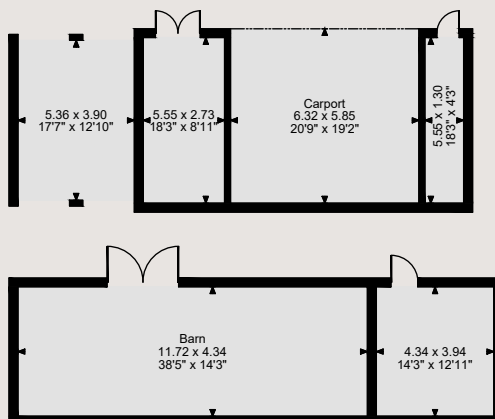
Main House internal area 3,443 sq ft (320 sq m)
Garages & Carport internal area 1,553 sq ft (144 sq m)
Outbuilding internal area 1,401 sq ft (130 sq m)
Annexe internal area 751 sq ft (70 sq m)
Total internal area 7,148 sq ft (664 sq m)
For identification purposes only.



Ground Floor



First Floor



Annexe First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

From the A131 on the southern side of Sudbury, at the crossroads traffic lights turn left towards Middleton and follow Middleton Road. On reaching Middleton, remain on Orchard Ley and Henny Road through the village of Henny Street. Approximately a mile further along on Henny Road, the property will be found on the right.

General

Local Authority: Braintree District Council

Services: Mains electricity and water. Wood pellet boiler, underfloor heating in part of house. Private drainage which does comply.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000.

Suffolk

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