



- Grade II Listed Detached House
- Four/Five Double Bedrooms
- Extensive Living Accommodation
- Four/Five Reception Rooms
- Two Family Bathrooms And Two Cloakrooms
- Kitchen/Breakfast Room With Oil Fired AGA
- Stunning Gardens
- Paddock Measuring 0.85 Acres
- Triple Garage And Large Driveway

Bowling Green Farm, Lavenham Road, Great Waldingfield, Suffolk. CO10 0SA.

Michaels Prestige Collection are privileged with the instructions to market 'Bowling Green Farm' in Great Waldingfield. A Grade II listed detached home offering accommodation over 3000sqft and positioned within beautiful grounds measuring in excess of 1.5 acres in a secluded position set back from the road down a private drive. This expansive home offers a wealth of character and beautiful original features ranging from exposed timbers, several red brick inglenook fireplaces and a oil fired AGA. The property is approached by a shingle driveway and on first impressions this grand home resides in an impressive plot with exceptional gardens to side and rear with a large frontage and triple garage.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With doors to;

Dining Room



14' 6" x 13' 11" (4.42m x 4.24m) With window to side, double doors to rear, radiator, built in cupboard, exposed beams and timbers, open to further seating area/drawing room, doors to;

Sitting Room/Drawing Room

14' 8" x 8' 2" (4.47m x 2.49m) With window to front, exposed timbers and woodwork.

Lobby

11' 3" x 7' 11" (3.43m x 2.41m) With doors to;

Utility/Cloakroom

With window to front, low level WC, two built in storage cupboards, plumbing for washing machine and tumble dryer.

Kitchen/Breakfast Room

23' 6" x 11' 2" (7.16m x 3.40m) With two windows to rear, door to side, tiled flooring, a range of matching oak base units with worktops over, inset sink and drainer, space for fridge/freezer, oil fired AGA inset into chimney, further double oven, understairs storage cupboard, door to inner hall.

Inner Hallway

With stairs rising to first floor, doors to;

Office

17' 5" x 13' 8" (5.31m x 4.17m) With window to front, radiator, red brick inglenook fireplace with inset log burner, door to entrance hall and lounge.

Lounge

16' 9" x 13' 11" (5.11m x 4.24m) With window to front and side, radiator, red brick fireplace with open fire, exposed timbers and woodwork, built in cupboard, open to;

Sitting Room



15' 5" x 10' 3" (4.70m x 3.12m) With window to side and rear and door to conservatory.

Conservatory



21' 0" x 13' 9" (6.40m x 4.19m) Timber construction with double doors and single door providing access to the rear garden, further internal door to;

Cloakroom

With low level WC and wash hand basin.

First Floor

Landing

With window to rear, door to further staircase leading to second floor and doors to;

Property Details.

Bedroom One



18' 10" x 14' 5" (5.74m x 4.39m) With window to front and two windows to side, radiator.

Bathroom

With window to side, radiator, wash hand basin, low level WC, panelled bath.

Bedroom Two



14' 8" x 14' 6" (4.47m x 4.42m) With window to side, radiator, cast iron fireplace, door to;

Nursery/Bedroom/Walk in Wadrobe

14' 10" x 8' 2" (4.52m x 2.49m) With window to front and side, radiator, built in cupboard.

Bedroom Three

14' 3" x 12' 5" (4.34m x 3.78m) With window to front, radiator, door to;

Walk In Wardrobe

9' 4" x 7' 8" (2.84m x 2.34m) With window to front, light.

Bedroom Four

11' 2" x 10' 0" (3.40m x 3.05m) With window to rear, radiator, built in cupboard.

Family Bathroom

With window to rear, fully tiled bathroom suite offering corner shower cubicle, step in bathtub, wash hand basin, enclosed cistern WC.

Second Floor

Landing

With window to rear, door to;

Loft Room

23' 4" x 10' 2" (7.11m x 3.10m) With window to side and rear, loft access. An excellent space offering potential for future conversion for further sleeping quarters or office space.

Outside

Gardens



Outside, as previously mentioned the property enjoys a fabulous plot measuring in excess of 1.5 acres in total. Directly to the rear of the property is a generous courtyard garden and a further terrace providing a brilliant space for outdoor entertaining. From here to the rear of the property is the paddock which measures 0.85 acres. The paddock backs onto open fields with rolling views into the distance and also has a large timber greenhouse and summerhouse, which will remain with the property. To the side of the home, there is a further generous garden which wraps around to the front. To the front, there is a large shingle driveway which provides access to the triple garage and store, which houses the oil tank.

Triple Garage

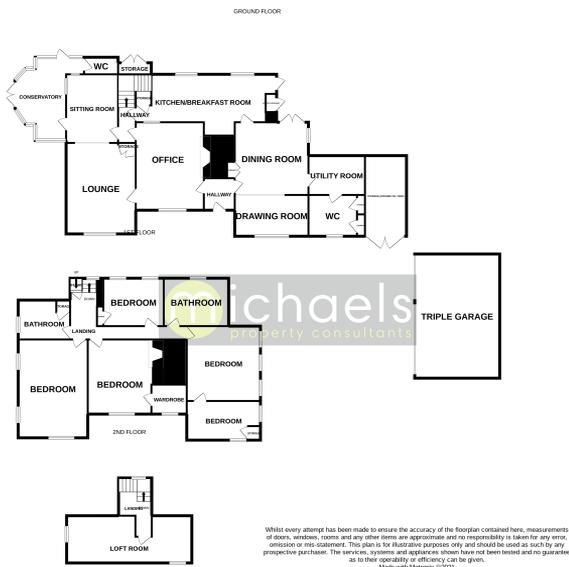
25' 1" x 17' 0" (7.65m x 5.18m) With two electric doors to front, power and light connected. door to further storage area.

Services

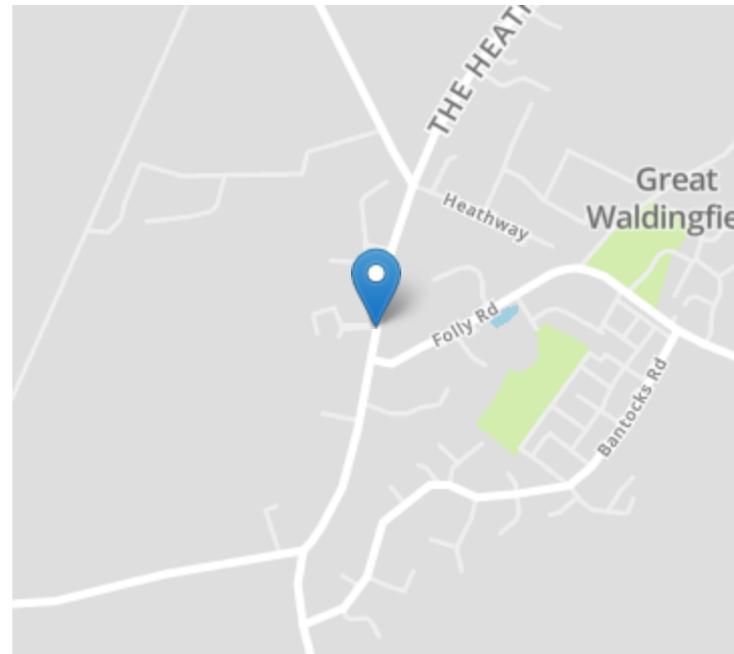
Please note the property has oil fired heating and is connected to mains water and drainage.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.