



**REYNARDS HOUSE**  
Foxearth, Suffolk

Carter Jonas



## REYNARDS HOUSE, THE STREET, FOXEARTH, SUFFOLK, CO10 7JG

- Long Melford 3 miles
- Sudbury 2 miles
- Bury St Edmunds 18 miles
- Colchester 2 miles

Entrance hall • Open plan Sitting/Garden room • Dining room • Kitchen • Cloakroom • Principal bedroom with ensuite shower room • Family bathroom • Double bedroom • Bedroom/study • Garage • Off-Street parking • Garden

### DESCRIPTION

Dating back to the 1900's the property over time has been sympathetically extended and refurbished, whilst offering stunning period features throughout.

The entrance hall welcomes you to the property with the open plan sitting/garden room to the right, with a central chimney stack, log burning stove and sliding doors to the well landscaped gardens.

The fully fitted shaker style kitchen, has ample storage and worktop space, with high ceilings and large windows, flooding the room with natural light.

This same theme continues into the dining room, with an amazing sash bay window to the front, high ceilings and Edwardian fireplace, these two rooms have a lovely synergy between them and are perfect for hosting. There is also a useful downstairs cloakroom.

Upstairs provides the principal bedroom suite, with ample storage space, and ensuite shower room, all to the rear of the property with a further double bedroom, again with built in storage, a single bedroom/study and a family bathroom.

**AN IMMACULATELY PRESENTED 3 BEDROOM EDWARDIAN PROPERTY, OFFERING FLEXIBLE AND CHARACTERFUL LIVING, WITH WELL LANDSCAPED GARDENS, PARKING AND GARAGING, ALL WITHIN THE POPULAR VILLAGE OF FOXEARTH.**





## OUTSIDE

The property offers a driveway to the side, under a red brick archway with parking for 2/3 cars (including a single garage) with side access immediately to the rear gardens which offers an alfresco dining terrace, herbaceous borders all whilst being fully enclosed by stunning red brick walls.

## LOCATION

Foxearth is an attractive village situated about 3 miles to the south/west of Long Melford and surrounded by open countryside. Long Melford offers good range of day to day amenities whilst Sudbury, about 2 miles, offers further extensive facilities including a commuter rail link to London's Liverpool Street, connecting at Marks Tey onto the main line.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage  
Oil fired central heating

**Local Authority:** Braintree District Council

**Council Tax:** Band E

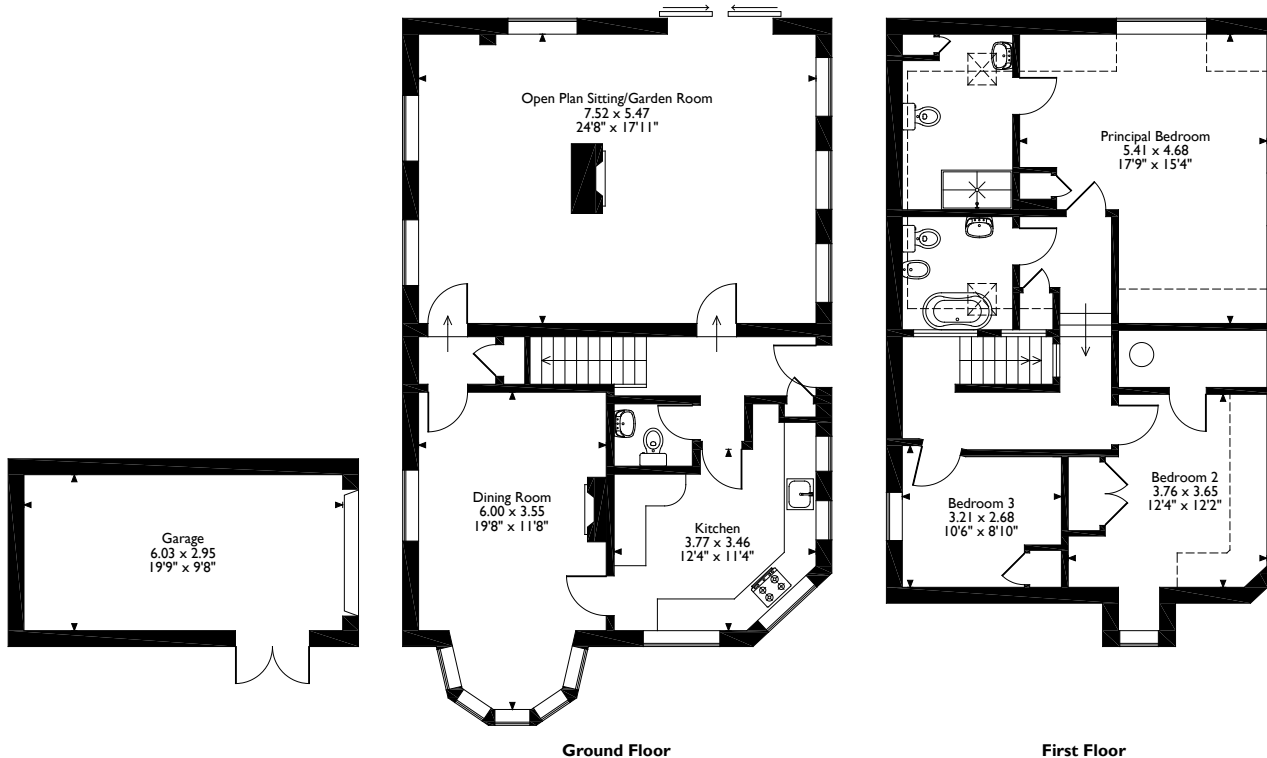
**What3Words:** [///curiosity.workbook.broker](#)

**Viewing:** By appointment with Carter Jonas  
Tel: 01787 882881





Reynards House, Foxearth  
 Approximate Gross Internal Area  
 Main House = 151 Sq M/1625 Sq Ft  
 Garage = 18 Sq M/194 Sq Ft  
 Total = 169 Sq M/1819 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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