



1 HALL COTTAGES
Borley, Suffolk

Carter Jonas

1 HALL COTTAGES, SCHOOL ROAD, BORLEY, SUFFOLK, CO10 7AD

- Long Melford 2 miles
- Sudbury 3 miles
- Bury St Edmunds 15 miles

Entrance hall · Sitting room · Kitchen/Breakfast room
Utility room · Cloakroom · Principal bedroom with
ensuite bathroom · 2 further double bedrooms · Family
bathroom · Double garage · Gravel driveway · Garden

DESCRIPTION

1 Hall cottages is a generous 3 bedroom property, with characterful features whilst benefitting from a modern high specification throughout.

From the entrance hall, the open plan kitchen/breakfast room is to the left, with fitted appliances, ample storage, and rear and front views, with adjacent serviced utility room.

The well-proportioned sitting room is to the right of the entrance hall, with double doors leading to out an alfresco dining terrace, and gardens beyond, completing the ground floor is a convenient downstairs cloakroom.

Upstairs, is the principal suite, with built-in storage and an ensuite shower room, this room boasts incredible elevated views over rural Suffolk countryside. Two further double bedrooms, which share a generous family bathroom can be found on this floor and the family bathroom.

OUTSIDE

To the front a sweeping gravelled drive offers ample parking and a single garage, with front gardens and far reaching rural country views. To the rear a private garden which is mainly laid to lawn, with terraced areas, fully enclosed and bordered by woodland.

A DELIGHTFUL 3 BEDROOM COTTAGE, IMMACULATEDLY PRESENTED, IN A SEMI-RURAL LOCATION. WITHIN A SHORT WALK OF LONG MELFORD, OFFERING MORE EXTENSIVE AMENITIES.



LOCATION

Borley is a picturesque small hamlet on high ground between Long Melford and Sudbury with views across the rolling countryside of the Essex/Suffolk borders. The historic market town of Sudbury (about 3 miles) has an excellent range of amenities, supermarkets including Waitrose, Sainsburys and Tesco as well as a branch line station which connects at Marks Tey onto the mainline for London's Liverpool Street. Nearby Long Melford (2 miles), one of Suffolk's finest villages, has good day-to-day amenities including popular pubs and restaurants.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water & Electricity. Private drainage (Klargester System) Oil fired central heating

Local Authority: Braintree District Council

Council Tax: Band D

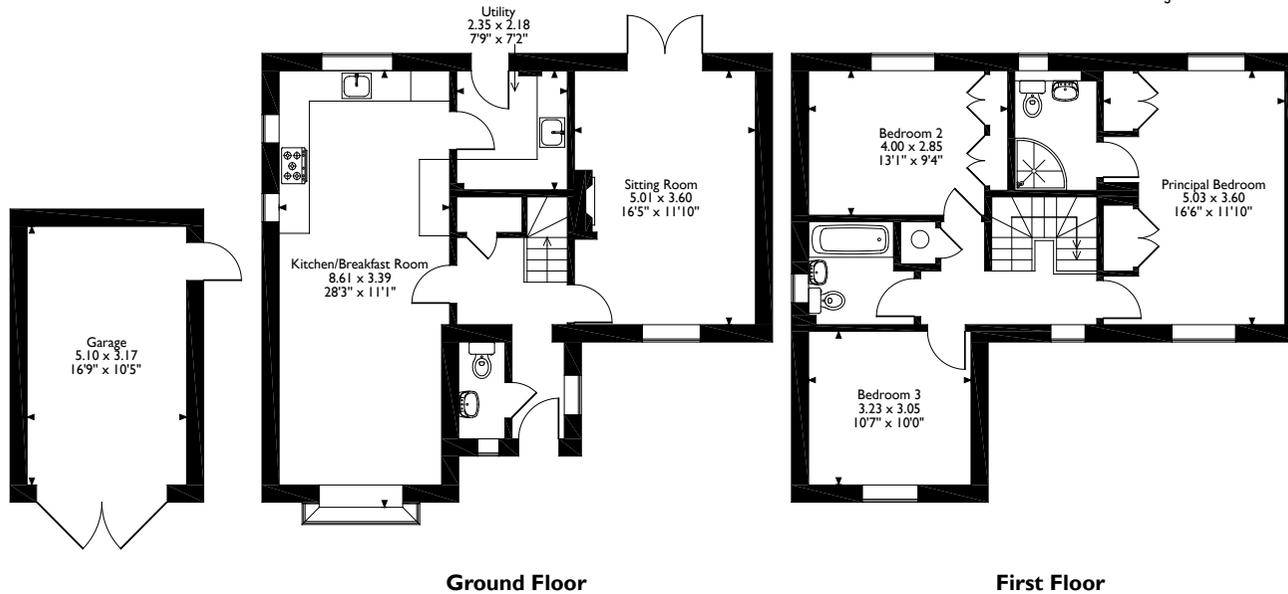
Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words: :///canyons.users.headings



I Hall Cottages, Borley, Suffolk

Approximate Gross Internal Area Main House = 122 Sq M/1313 Sq Ft



Ground Floor

First Floor

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+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Suffolk 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

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