



**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, IMMACULATELY 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's 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

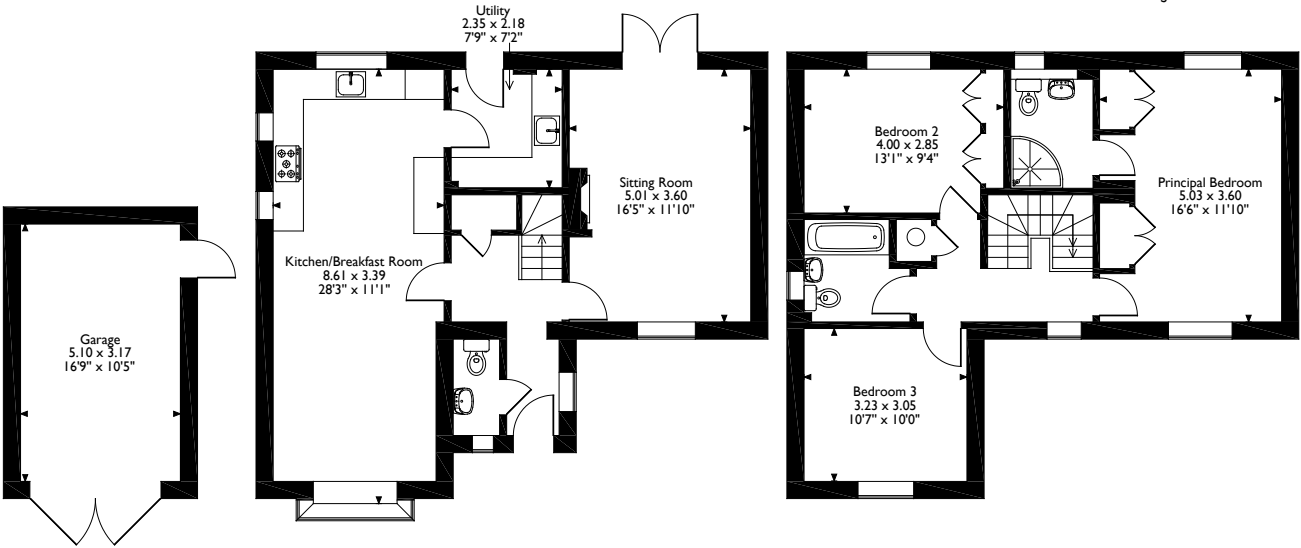
**Council Tax:** Band D

**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+) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(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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