Green Acre Farm, Chapel Lane, Brockley

Sheridans

Green Acre Farm, Chapel Lane, Brockley, IP29 4AS

An incredible, newly remodelled and substantially extended family home in a quiet lane setting, with a separate barn/annexe ideal for multi-generational living. All set in about 1 acre (s.t.s).

Understood to have been built around 50 years ago and now at the end of a meticulous and extensive restoration and extension programme, this stunning individual home offers an exceptional level of accommodation, extending in all to approximately 5,900 sq ft, including a separate converted barn with adjoining annexe - ideal for a variety of uses or additional accommodation.

The house displays a wealth of bespoke features and design, with a particularly light and airy atmosphere. The stylish accommodation includes a pair of double doors opening into a large reception hall, creating an area of great first impression, with an oak staircase rising to the first floor and leading through to the incredible "live-in" kitchen/dining/sitting room. This impressive space features three sets of stylish bi-fold doors opening onto the rear gardens. The well-equipped kitchen is fitted with an extensive range of units providing generous drawer and cupboard space beneath ample preparation surfaces, complemented by a central island and integrated Neff appliances. Off the kitchen is a separate utility room with additional cupboards and a sink.

The family/cinema room is a splendid reception space for entertaining or relaxing, featuring a fireplace and bi-fold doors opening to the rear gardens. The ground floor is completed by a large cloakroom and a study/gym.

On the first floor is a galleried landing of oak and glass, leading to a particularly versatile arrangement of bedrooms, including the exceptional principal suite. This comprises a dressing room leading to the main bedroom, which features French doors overlooking the rear gardens and flows through to the substantial en-suite. The first floor is completed by a guest bedroom with en-suite bathroom, along with a further bedroom and dressing room.

Garden & Grounds
The house is approached along a driveway providing extensive vehicle parking for up to 10 cars and access to the triple bay cartlodge garaging and converted barn. The gardens are mostly laid to lawn with established tree borders, providing the occupants with an excellent degree of privacy. Within the garden is a large feature pond with bridge and feature lighting. All in about 1 acre (s.t.s).

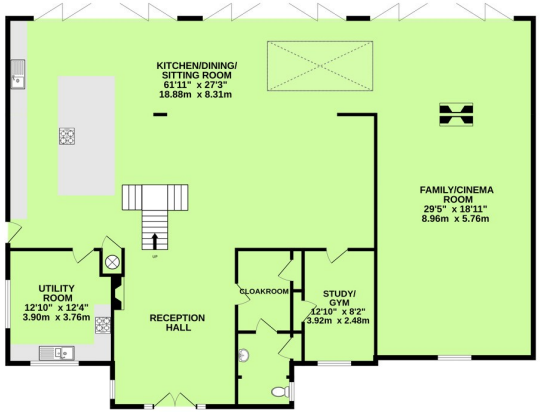
Converted barn / annexe
The converted barn is an impressive property in its own right, retaining original features including exposed timbers and studwork. It offers a variety of potential uses, such as multi-generational living, accommodation for a disabled relative, or a holiday let/annexe. The accommodation is currently arranged as two properties (the barn and the adjoining annexe), with well-presented accommodation extending to approximately 2,000 sq ft.

The barn features a vaulted reception hall with exposed beams, stairs rising to the first floor, and an open-plan layout leading to the well-equipped kitchen/breakfast room. The family room is a comfortable reception space (with a connecting door to the annexe, allowing it to form part of the annexe if desired). A ground-floor double bedroom with en-suite, along with a family bathroom, completes the barn's ground-floor accommodation. On the first floor are two further double bedrooms, both with en-suite shower rooms.
The annexe is another versatile space, featuring a charming sitting room with kitchen area, a bathroom, and stairs leading to the first-floor bedroom.

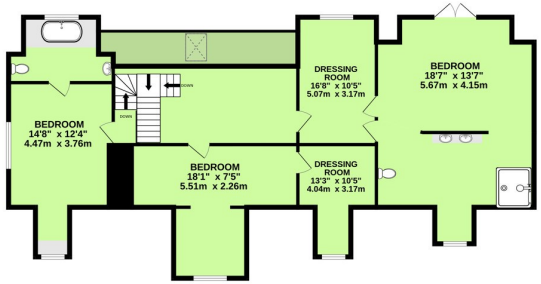
Setting
The property is located on a quiet country lane close to the heart of the village. Brockley is an established village situated between Whepstead and Hartest, approximately 8 miles south of Bury St Edmunds. From here, there is easy access to Long Melford and Sudbury to the south, and to the cathedral market town of Bury St Edmunds to the north.
Bury St Edmunds offers excellent shopping and amenities, including the recently opened Arc shopping centre, a diverse range of restaurants, and the acclaimed Georgian Theatre Royal. There is excellent schooling in both the private and public sectors, along with a wide range of leisure facilities including health clubs, swimming pools, and golf clubs. The A14 is easily accessible, providing routes west to the A11 (M11) and east to the mainline station at Stowmarket, which offers a fast and regular service to London Liverpool Street in approximately 80 minutes.

Services
Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax: West Suffolk Band: E (Main House) / E (Barn Conversion)
Broadband speed: Up to 75 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

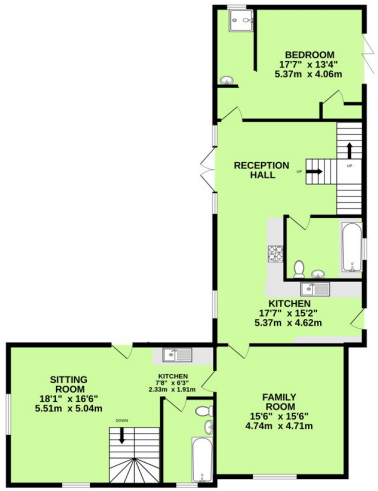
GROUND FLOOR
2603 sq.ft. (241.8 sq.m.) approx.



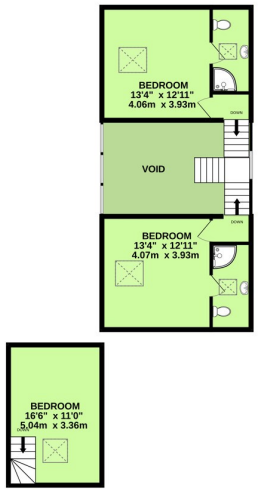
1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



ANNEXE GROUND FLOOR
1344 sq.ft. (124.9 sq.m.) approx.



ANNEXE 1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 5951 sq.ft. (552.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email**: info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place, Bury St. Edmunds
Suffolk, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St. Edmunds, Suffolk, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

The Property Ombudsman

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