



LARCH BARN, THREE IN THE TREES
HUMBLE GREEN, LT WALDINGFIELD, SUFFOLK

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HUMBLE GREEN, LITTLE WALDINGFIELD, NR SUDBURY, SUFFLK CO10 0TB

TOTAL APPROX. FLOOR AREA 1,087 SQ FT / 101 SQ M

A unique, brand new detached home situated in the beautiful rolling countryside, forming part of a boutique development inspired by sustainable, luxurious living



DISTANCES

- Lavenham – 3.5 miles
- Sudbury – 4.5 miles
- Stowmarket – 12 miles
- Bury St Edmunds – 13 miles

FEATURES

- Exceptional five bedroom detached home
- Finished to an incredibly high standard
- Nestled in a boutique, gated development of just three homes
- Impressive, south facing rear garden with mini bar & integrated tv
- Double garage, parking for several vehicles & visitor parking
- 10 Year NHBC Warranty
- Solar Panels & PV battery storage
- Heat recovery system
- Electric car charging point
- Air source heat pump underfloor heating
- Views over the surrounding countryside

Guide Price: £900,000



THE PROPERTY

Larch Barn has been lovingly built by conscientious developers Oliphant and Miller, a firm that are passionate about creating homes to fulfil the demands of modern day living in a way that feels considered. Three in the Trees, previously an orchard, consists of just three carefully devised homes, each unique in style whilst showcasing fascinating architecture in an accessible village location.

Electric gates provide a real sense of arrival, with Larch Barn nestled at the far end offering striking elevations of Douglas Fir, beneath a slate roof. The entrance hall welcomes you through to the heart of the home, which is without doubt the open plan kitchen/living/dining room, featuring a magnificent, vaulted ceiling and oversized sliding doors flowing to the garden. The kitchen is finished to an excellent quality with integrated appliances and a stylish central island. There is a separate shower room, cleverly integrating the utility area, accessible from the hallway. Three of the bedrooms are situated on the ground floor, one of which enjoys the added benefit of an en suite. The rooms could easily be used for a range of purposes if a study or separate snug is preferable.

Ascending upstairs, the principal bedroom boasts an expansive space, split with a bespoke panelled bed head, with behind, a comfortable dressing area leading to the en suite and offering beautiful views across the countryside. The second bedroom situated on this floor also benefits from an en suite.

The properties all enjoy a 10-year warranty and a range of environmentally friendly, sustainable features such as solar panels with PV battery storage, air source heat pump underfloor heating, mechanical ventilation heat recovery, together with electric car charging points.



OUTSIDE

The garden itself is south facing and of excellent proportions and enjoys a good level of privacy, with the patio area featuring integrated television and minibar, perfect for alfresco dining and entertainment. The remainder of the garden is laid to lawn with a mature tree and encased with natural woven fencing. There is an option to have the garden landscaped at a further cost. The garage features a double electric roller door with the service points neatly tucked within.

LOCATION

For those seeking a genuinely rural Suffolk lifestyle without feeling isolated, Humble Green is particularly appealing. The surrounding countryside provides an ever-changing backdrop of open fields, mature trees and country lanes perfect for walking, while the proximity of Lavenham and Sudbury means that shops, restaurants, schools and everyday amenities are within easy driving distance. The A131 and 134 provide access to the wider Suffolk and Essex networks.



PROPERTY INFORMATION

Postcode: CO10 0TB

What3words: ///plump.plates.grazes

Services: Mains water, electricity and drainage are connected. Air Source Heat Pump.

Mobile: TBC

Broadband: Superfast fibre to the premises

EPC: A

Council Tax: To be allocated

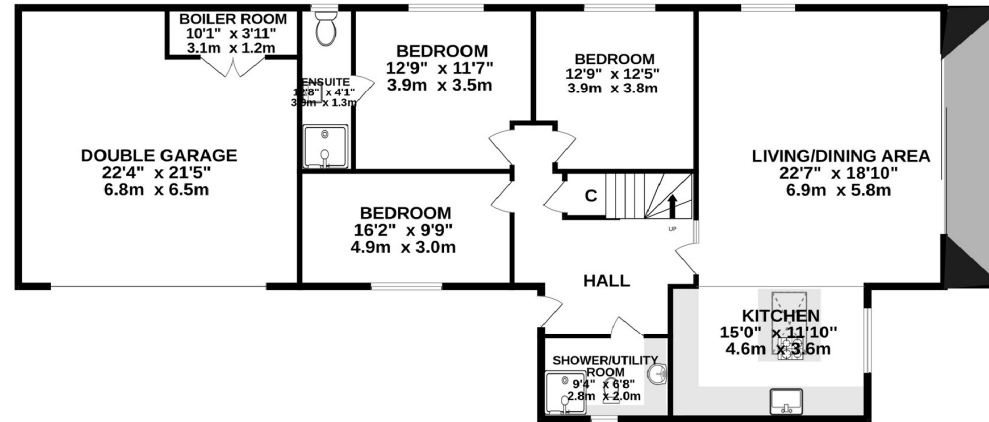
Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings, are initially excluded from the sale, although certain items may be available by separate negotiation.

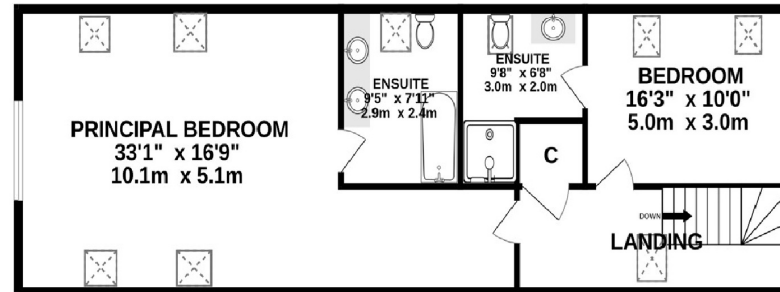
Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.



GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES THE GARAGE.

TOTAL FLOOR AREA : 2266 sq.ft. (210.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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