



DAVID
BURR

Shalloon House,
Lavenham, Sudbury, Suffolk



SHALLOON HOUSE, BURY ROAD, LAVENHAM, SUDBURY, SUFFOLK, CO10 9QG

Lavenham is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A superb five/six bedroom detached house of the highest quality constructed in 2020 by a highly-reputable local building firm. The property occupies a generous plot yet stands within just short walking distance of various amenities and countryside walks. Extensive, well-balanced accommodation is arranged over two levels with a large entrance hall leading into a dining room, a sitting room and a kitchen/breakfast room as well as a play room, living room/bedroom 6, study, cloakroom and utility. Upstairs are five double bedrooms, three of which have their own en-suite and the principal which also has its own wonderful balcony. Bedrooms four and five are served by a family bathroom. Outside, a generous driveway provides ample off-road parking and contains a double garage with storage space/studio above. To the rear is a beautiful south-facing garden with a large terrace, area of lawn and incredible open countryside views. **NO ONWARD CHAIN.**

An outstanding modern detached house with magnificent countryside views in close proximity to the amenities of one of East Anglia's most coveted villages.

Double front doors leading to:-

ENTRANCE HALL: An impressive area with a solid oak split staircase with useful storage cupboard below and galleried landing above. Doors leading into:-

DINING ROOM:- An excellent formal dining space with a dual aspect outlook and engineered oak flooring (which continues throughout much of the rest of the ground floor). Double sided wood burning stove with red brick hearth and oak mantle and double doors leading into:-

SITTING ROOM: With a continuation of high-quality engineered oak flooring and exceptional proportions with the most fantastic far-reaching countryside views to the rear with a range of folding doors opening onto south-facing terracing. Also with the benefit of the double-sided wood burning stove which is situated on a red brick hearth with an oak mantle. Opening leading into:-

KITCHEN/BREAKFAST ROOM: With high-quality porcelain tiled flooring and containing a matching range of base and wall level units with 'silestone' worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side. Integrated Bosch dishwasher and substantial central island with one continuous piece of 'silestone' worksurface. Range cooker with tempered glass splashback and extractor fan over, space and plumbing for an American style fridge freezer and a fitted pantry cupboard adjacent. Double doors opening onto terracing and a window with a magnificent countryside view.

UTILITY: Containing a further matching range of base and wall level units with work surfaces incorporating a sink with mixer tap and with space and plumbing for washing machine and space for tumble dryer below. Fitted water softener.

PLAYROOM: With an attractive bay window and suitable for a variety of potential uses.

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STUDY: An ideal space to work from home with a large sky light allowing for plenty of natural light and also with engineered oak flooring.

LIVING ROOM/BEDROOM 6: A versatile room with two skylights allowing for plenty of natural light and a large range of windows providing a wonderful open view to the rear. Engineered oak flooring and with the potential to be utilised in a variety of ways, for example, as an additional study (as it is for the current owners) or as a further reception room or ground floor bedroom.

CLOAKROOM: With a patterned tiled floor, W.C. and a vanity suite.

First floor

GALLERIED LANDING: With engineered oak flooring, a double airing cupboard off and doors leading to:-

PRINCIPAL SUITE: With engineered oak flooring and an extensive range of floor-to-ceiling, partially mirror-fronted, integrated wardrobes and with two sets of double doors opening onto an outstanding **BALCONY** which enjoys the beautiful views to the rear. Access to loft storage space and a further door leading to:-

EN-SUITE: A luxurious and particularly impressive room with a Free-standing double ended contemporary bath with mixer tap and shower attachment over, W.C. and twin wash hand basins. Tall chrome heated towel rail.

BEDROOM 2: A further double bedroom with a beautiful outlook to the rear and a door leading into:-

EN-SUITE: Containing a large walk-in shower with rainfall style shower head and additional attachment below, W.C., vanity suite and a chrome heated towel rail.

BEDROOM 3: A further double bedroom with a door leading into:-

EN-SUITE: Containing a large walk-in shower with rainfall style shower head and additional attachment below, W.C., vanity suite and a chrome heated towel rail.

BEDROOM 4: A double bedroom with a far-reaching view to the rear.

BEDROOM 5: A further double bedroom with access to loft storage space and an outlook over the driveway to the front.

FAMILY BATHROOM: Luxuriously finished with tiled flooring and partially tiled walls and a large double-ended contemporary free-standing bath. Frameless shower cubicle with glass screens, rainfall style shower head and additional attachment below. W.C. wash hand basin and a chrome heated towel rail.

Outside

In front of the property is a substantial driveway which provides extensive off-road parking for numerous vehicles with an area of lawn and well-stocked beds and a brick paviour area leading up to the front door itself. The driveway leads onto a:-

DOUBLE GARAGE: With twin, electrically operated, up-and-over doors, power and light connected and a personnel door to the side. Further benefits include exterior lighting and a water tap. An external staircase leads up to a:-

STUDIO/STORE: A particularly useful area of storage, also with power and light connected.

The rear garden contains an 'Indian sandstone' terrace which is ideally positioned to enjoy some of the finest views available anywhere in this highly sought-after village. The garden has a south-facing aspect with an open expanse of lawn and a post and rail fence which immediately abuts open fields which is bordered by hedging on both sides to ensure a high degree of privacy.

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Agent's notes

Approximately four years remain on the original build warranty guarantee certificate.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating with underfloor heating throughout the ground floor and radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council

COUNCIL TAX BAND: G

TENURE: Freehold

WHAT3WORDS: bandstand.nurtures.circle

CONSTRUCTION TYPE: Brick and block

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

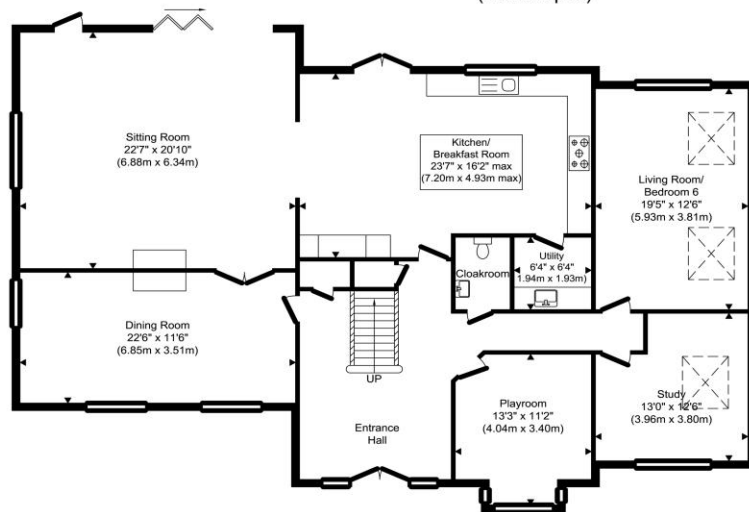


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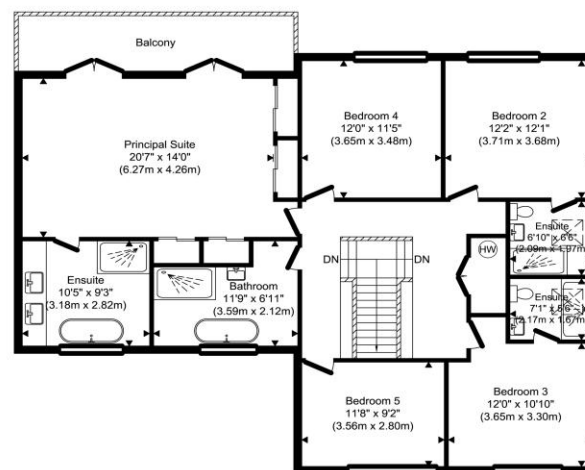


Outbuilding
Approximate Floor Area
447.77 sq. ft.
(41.60 sq. m)

Outbuilding
Approximate Floor Area
243.15 sq. ft.
(22.59 sq. m)



Ground Floor
Approximate Floor Area
2033.41 sq. ft.
(188.91 sq. m)



First Floor
Approximate Floor Area
1393.60 sq. ft.
(129.47 sq. m)

TOTAL APPROX. FLOOR AREA 4117.94 SQ.FT. (382.57 SQ.M.)

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