

DAVID
BURR



Le Eadron

Great Wratting, Suffolk

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The Street, Great Wratting, Haverhill, Suffolk CO10 7HQ

A characterful Suffolk home with a distinctly contemporary twist, surrounded by open countryside. There is something rather appealing about a house that refuses to choose between old and new. Le Eadron brings together the warmth and texture of a traditional Suffolk home with a bold contemporary extension, creating a house that feels both rooted in its surroundings and wonderfully of its time. From the front, the original brick elevations, pitched roofs and dormer windows have all the ingredients of a classic country house. But then the house takes an unexpected turn. A dramatic, gabled extension projects from the rear, its full-height glazing and generous first-floor balcony opening the home towards the surrounding landscape. Inside, that relationship with the outside world is very much the point. Expanses of glass draw daylight deep into the house, while the combination of exposed brick, timber, pitched ceilings and clean architectural lines gives the interiors a relaxed, considered character. Outside, the house sits comfortably within its setting, with a broad expanse of lawn stretching away from the terrace and mature trees providing a natural frame. It is the sort of garden that invites long lunches, children running around and a glass of something cold at the end of the day. Perhaps the most successful thing about Le Eadron is that the contemporary addition doesn't attempt to disguise what was there before. Instead, old, and new sit alongside one another, traditional Suffolk architecture on one side, striking modernism on the other.



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PROPERTY INFORMATION

- Bedrooms: 5.
- Reception Rooms: 4.
- Bathrooms: 4.
- Double Garage, with office over. Off-road parking for multiple vehicles.
- Services: Mains water, electricity. Oil and electric heating. Septic tank (Klargester).
- EPC: Band TBC.
- Communication Services: Broadband. Yes/No. Speed up to 79 mpbs download and 20 mpbs upload..
- Telephone Signal: Yes.
- Council Tax: Band F. £3,396.57per annum.
- Local Authority: West Suffolk Council.

ABOUT THE AREA

Great Wrating is a pretty village boasting a vibrant and successful pub, the Red Lion, a thriving Anglican church, St Mary's, and a church room purchased by the village which is used for meetings and concerts. The old vicarage, the old school and the old post office are now - long since - family homes, as are the old forge (which has also been the old Bell pub). The village is well known for its large and hugely successful annual summer fete - held at Great Wrating Hall on the first Saturday in June. Thurlow is approximately 1.5 miles which has a church, junior school, village hall and playing fields.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (18 miles)
Cambridge (17 miles)
Newmarket (11 miles)
Clare (6.7 miles)

Pubs and Restaurant

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (2 miles)
Culford School (20 miles)
The Perse School (17 miles)

Train Stations

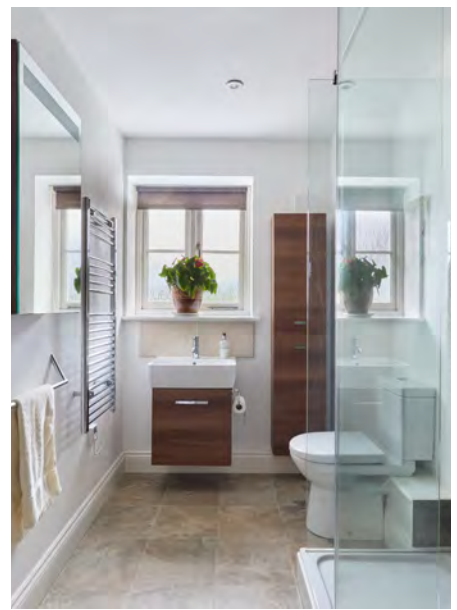
Audley End (17 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)

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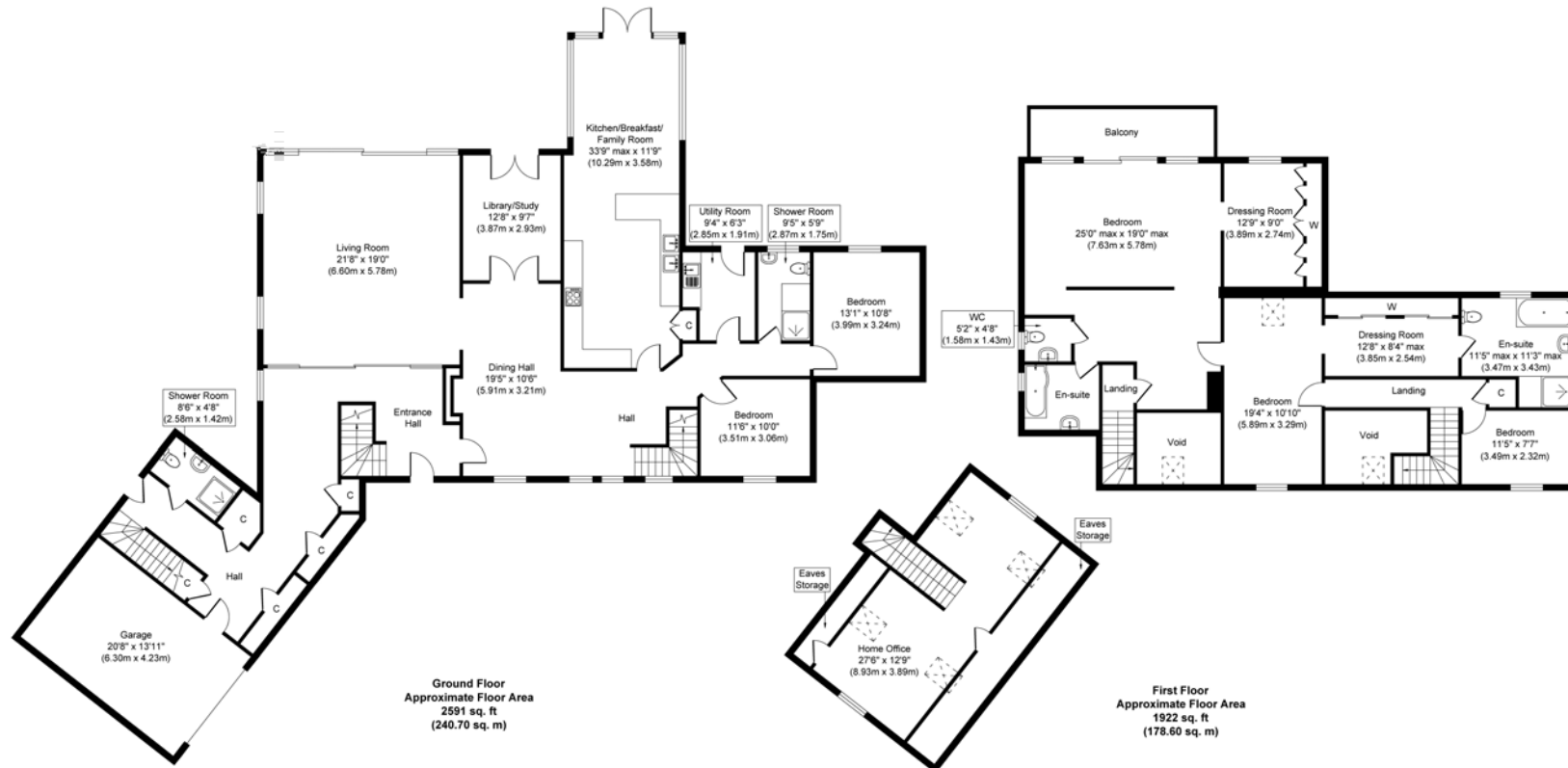








FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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