

oakheart



£850,000

Price Guide

Lower Street, Stanstead

£850,000 - £875,000 An exceptional newly constructed barn-style detached residence, set in a desirable edge-of-village location within a sought-after and picturesque Suffolk village. The property seamlessly blends contemporary architectural design with impressive eco-credentials, providing bright, spacious and thoughtfully arranged accommodation across two impeccably finished floors.

The ground floor is anchored by a striking entrance hall, showcasing a handcrafted bespoke split staircase and elegant Jerusalem limestone

flooring extending throughout much of the space. This leads through to a beautifully appointed sitting room, enhanced by floor-to-ceiling glazing and double doors opening onto a south-facing terrace, enjoying uninterrupted views over the garden and open countryside beyond. At the centre of the home lies the impressive kitchen/dining/living room, bathed in natural light and finished to a high standard with quality cabinetry, quartz worktops and a comprehensive range of integrated appliances. Designed for both entertaining and everyday living, the space opens directly onto the terrace and garden. Completing the

ground floor is a versatile study or fifth bedroom, along with a boot room, utility room and a stylish shower room, providing excellent adaptability to suit modern lifestyles.

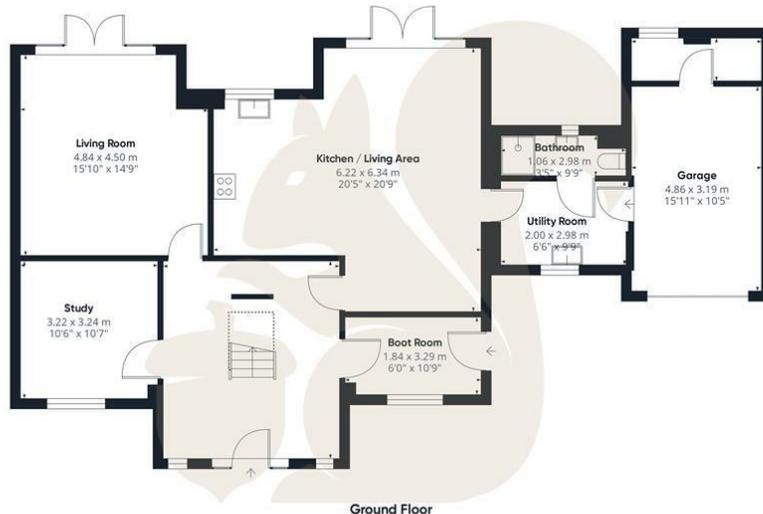
On the first floor are four well-proportioned double bedrooms, each benefitting from its own en-suite. The principal suite is a standout feature, boasting impressive ceiling height, a luxurious freestanding bath positioned to enjoy far-reaching countryside views, and double doors opening to a Juliet balcony. The remaining bedrooms are equally well appointed, all enjoying elevated outlooks and stylish en-suite facilities.



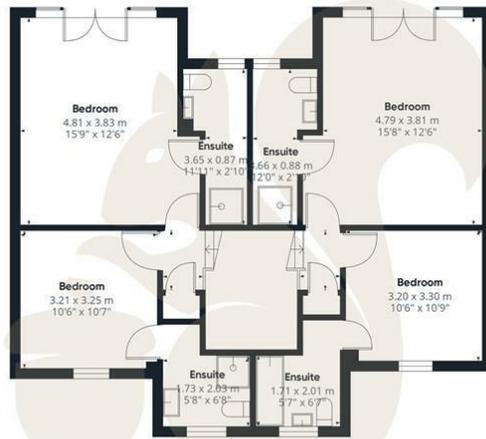








Ground Floor



Floor 1

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Approximate total area^m

200.9 m²
2163 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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