

oakheart

£900,000

Guide Price

Borough Lane, Great Finborough



\*\*GUIDE PRICE - £900,000 - £950,000\*\*

Occupying a generous and idyllic plot set in the peaceful countryside location of Great Finborough is this impressive, versatile and undeniably desirable detached residence. It offers circa 2,600 sq ft of living accommodation set within approximately 1.75 acres of land, complemented by equestrian facilities, detached stabling and a home office.

The property sits comfortably within its picturesque surroundings, with rooms enjoying pleasing views across the countryside. Set well back from the road and approached via a gated driveway, it provides extensive parking for

numerous vehicles, ideal for motor enthusiasts or busy independent families. The outside space mirrors the flexibility found within, lending itself perfectly to multi-generational living, with accommodation arranged over two storeys and further potential to adapt the generous office into additional self-contained living, (subject to planning).

Internally, the accommodation is well balanced and thoughtfully arranged. A welcoming entrance hall immediately sets the tone for the home creating a clear sense of space, and complemented by a useful cloakroom. The reception spaces are generous and ideally suited to both everyday family life and entertaining, all while maintaining a constant connection to the surrounding

landscape.

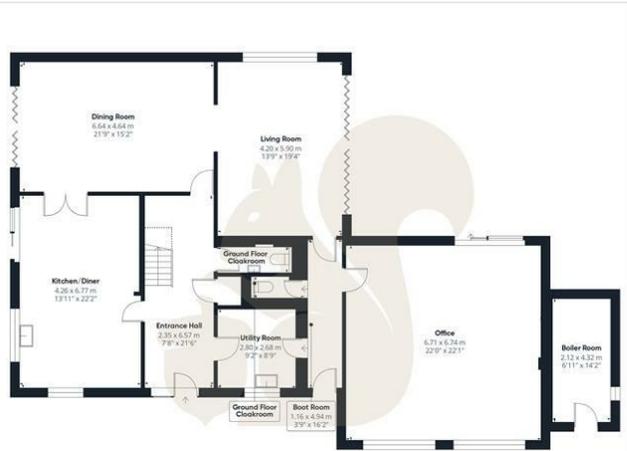
The modern kitchen/diner forms the heart of the home, with windows and doors framing the surroundings. An island creates a sociable hub, while a comprehensive range of integrated appliances including ovens, an induction hob, coffee machine, warming drawers and dual zone wine cooler ensures both style and practicality. Most of the integrated goods are either Miele or Gaggenau for that added touch of quality. A convenient utility room leads through to a boot room, ideal for country living, with an additional cloakroom and access to the dedicated office space.







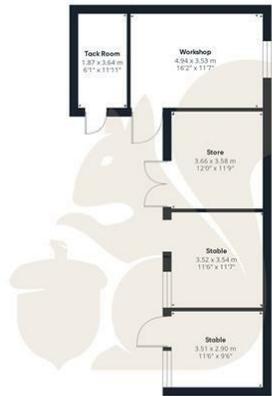




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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**Approximate total area<sup>m</sup>**

354.8 m<sup>2</sup>  
3821 ft<sup>2</sup>

**Balconies and terraces**

4.9 m<sup>2</sup>  
53 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>  
17 ft<sup>2</sup>

(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:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
G

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>57</b>	<b>65</b>
<b>England &amp; Wales</b>	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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