



**Slough Hall**  
**Little Cornard, Suffolk**

**DAVID  
BURR**



# Slough Hall, Slough Lane, Little Cornard, Sudbury, Suffolk, CO10 0NY

Little Cornard is a small village close to Great Cornard, which has a good range of local amenities, including schooling, shops, leisure facilities, doctors and a regular bus service connecting to Sudbury and Colchester. The market town of Sudbury is close at hand, providing a wide range of shopping, including supermarkets, leisure centre, The Quay Theatre and branch rail link to London Liverpool Street via Marks Tey (journey time 75 minutes).

A four-bedroom (one en-suite) detached single-storey property accessed via a private no-through lane, in a rural setting with elevated views across the Stour Valley. A much-loved family home extending to approximately 1,930 sq ft of accommodation having been comprehensively extended, the property is presented in good order throughout and comprises a substantial sitting room with bi-folding doors, impressive kitchen/dining room, study and four bedrooms (one en-suite). Further benefits to the property include ample private parking, garaging, further garage/workshop, wood store, biomass boiler, swimming pool and a total plot size of approximately two acres.

## **A well-presented four-bedroom (one en-suite) detached single-storey property in a rural setting, with excellent reception space, garaging, parking, outbuildings, swimming pool and total grounds of approximately two acres.**

Oak front door, with glazed panel to side, opening to:

**ENTRANCE HALL:** A welcoming entrance hall with oak corner storage cupboard, wooden flooring and double doors opening to:

**KITCHEN/DINING ROOM:** A light room enjoying a part-vaulted ceiling with two electric Velux windows including rain sensors. The kitchen is fitted with a matching range of shaker-style base and wall units. One-and-half bowl sink with mixer tap. A large central island benefits from additional storage beneath and two integrated wine coolers. Further integrated appliances include electric hob with glass and stainless-steel extractor over, eye-level double oven, fridge/freezer and dishwasher. The kitchen is finished with granite worktops, LED downlights and slate flooring throughout. Window to rear and stable door to rear. Ample space for dining/breakfast table. Double doors open to the:

**SITTING ROOM:** A triple aspect room of generous proportions with the focal point of the room being an exposed brick chimney breast with inset wood burning stove. Two picture windows flank the impressive chimney

breast, a further picture window is set to the front elevation and aluminium four-panel bi-folding doors to the rear elevation benefit from the south-facing orientation. Also benefitting from a part-vaulted ceiling and wood flooring throughout. Views over the gardens.

**INNER HALL:** Situated off the kitchen with door to:

**UTILITY ROOM:** Fitted with Belfast sink, mixer tap over, wooden worktops and space and plumbing for washing machine and dryer. Slate flooring, window above sink, stable door to outside, and further door to:

**CLOAKROOM:** Fitted with WC and wash handbasin. Slate floor and obscured-glass window.

**BEDROOM 1:** The principal suite, accessed via inner hall, with wall-to-wall wardrobes with ash doors, two windows to side and part-vaulted ceiling. Door to:

**EN-SUITE SHOWER ROOM:** Fitted with close-coupled WC, wash handbasin within a vanity unit and mirror above. Double-width walk-in

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shower unit. Tiled flooring, chrome heated towel radiator and window to side.

**INNER HALL:** Accessed via entrance hall and located within the original part of the property, hatch to loft (with ladder) with door to:

**STUDY/OFFICE:** With double doors opening to rear embracing garden views. Tiled flooring throughout.

**BEDROOM 2:** With window to rear overlooking the garden and the valley beyond.

**BEDROOM 3:** With window to rear overlooking the garden and valley beyond and fitted wardrobes.

**BEDROOM 4:** With window to front.

**FAMILY BATHROOM:** Fitted with close-coupled WC, winged wash handbasin within unit with storage beneath. Panel bath with shower over and screen to side. Chrome heated towel rail, tiled flooring and obscured-glass window to front.

## Outside

Accessed via a private no-through lane, and approached via an expansive area of gravel driveway providing ample parking for multiple cars. Lawns are located to both sides and direct access is provided to the:

**GARAGE:** With door to front and personnel door to side, eaves storage. To the rear of the garage is the biomass boiler room and water softener, wood store and further storage.

**GARAGE/WORKSHOP:** With tiled roof, bi-folding wooden doors to front, window to front and door to side. Electricity and WiFi connected.

The gardens envelope the property and enjoy large expanses of lawn, a variety of fruit trees including apples, pears, plums, greengage, gooseberries as well as two walnut trees and a hazelnut tree. The garden also benefits from a duck pond, swimming pool, raised beds, chicken coup and garden sheds. Views over the valley beyond

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage. Biomass boiler. **NOTE:** None of these services have been tested by the agent.

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

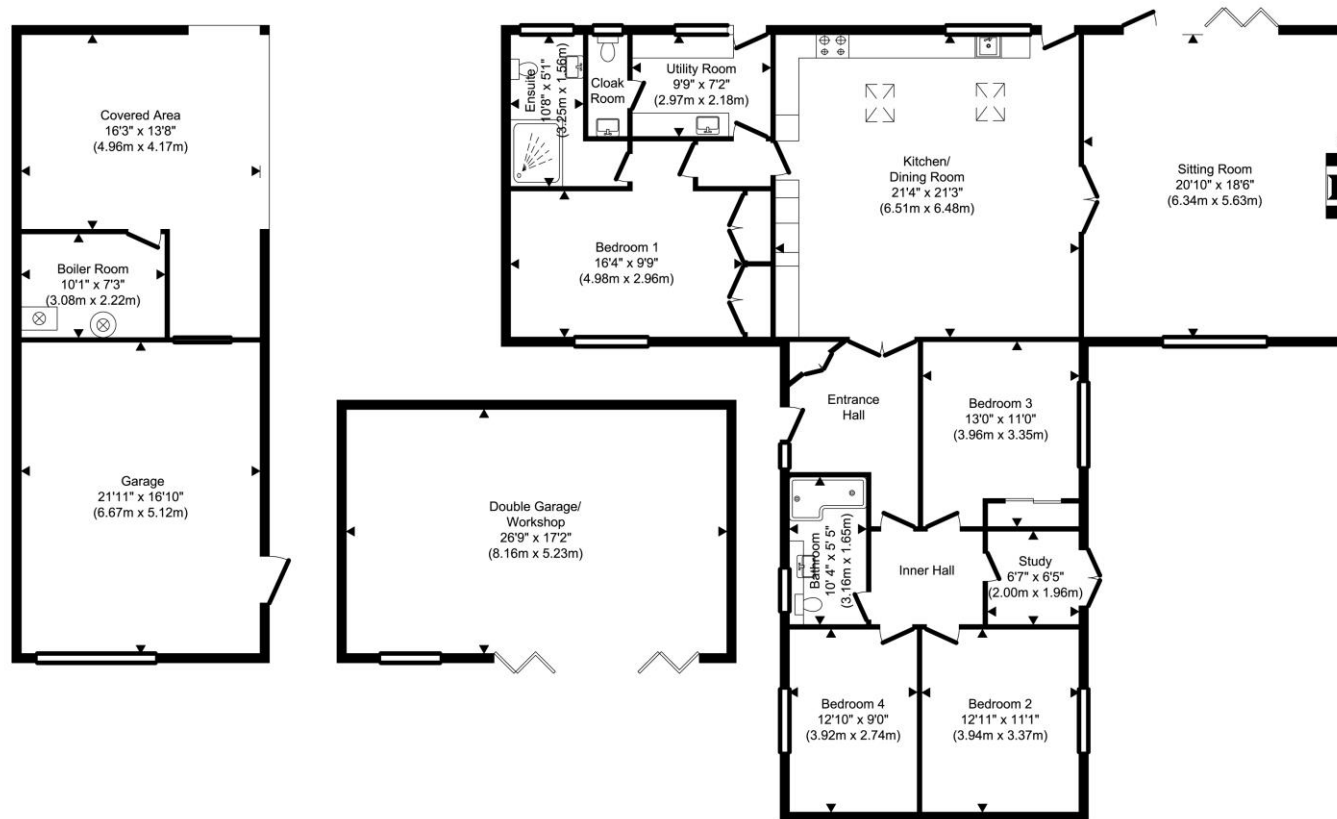
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

**WHAT 3 WORDS:** manager.trumpet.outfitter

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Outbuilding  
Approximate Floor Area  
730.65 sq. ft.  
(67.88 sq. m)

Double Garage/Workshop  
Approximate Floor Area  
459.29 sq. ft.  
(42.67 sq. m)

Ground Floor  
Approximate Floor Area  
1930.29 sq. ft.  
(179.33 sq. m)

TOTAL APPROX. FLOOR AREA 3120.24 SQ.FT. (289.88 SQ.M.)  
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