



Harrow Croft
Brockley Green, Hundon, Suffolk

DAVID
BURR



Harrow Croft, Brockley Green, Hundon, Sudbury, Suffolk, CO10 8DT

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.

A spacious circa 3,000 sq. ft detached country residence situated in grounds of approximately 0.68 of an acre with a further 0.68 acre meadow available via separate negotiation, set within a quiet village location with exceptional countryside views. The property is ideal for multi-generational living and enjoys annexe accommodation and a range of further outbuildings.

A spacious detached country residence situated in grounds of approximately 0.68 of an acre.

Entrance into:

RECEPTION HALL A spacious and light reception hall with a range of built-in storage cupboards and views across the front lawns and door to:

SITTING ROOM A spacious open plan reception room with fireplace with a log burning stove inset, bi-fold doors leading to the rear garden and opening to the:

KITCHEN An extensive and stylish kitchen with a range of wall and base units under Corian worktop with inset sink and drainer. Integrated appliances include a gas range cooker, Bosch dishwasher and AEG larder fridge. A central preparation island with granite worktop sits beneath a vaulted roof with Velux windows allowing lots of natural light and a door leads through to a large **Utility Closet/Pantry** with space and plumbing for a washing machine, tumble drier and further storage.

STUDY A spacious study with outlook to the side which could be utilised as a fourth bedroom.

BEDROOM 2 A spacious double bedroom with outlook to the front and door leading outside.

BEDROOM 3 Another spacious double bedroom with built-in wardrobes and outlook to the front aspect.

BATHROOM Fitted with a panel bath with shower attachment over, pedestal sink unit, WC and extensively tiled walls.

BATHROOM With panel bath with electric shower, vanity unit with wash bowl, WC, extensively tiled walls and pebbled floor.

First Floor

LANDING A spacious landing area with Apex window and door leading through to the Guest Bedroom/Annexe and door to:

MASTER SUITE A stunning vaulted bedroom with a large apex picture window with views over the garden, a range of built-in wardrobes and an **En-Suite** comprising a jacuzzi spa bath, separate tiled shower cubicle, vanity sink, WC and extensively tiled walls and Velux window.

GUEST ANNEXE This practical space could be utilised as part of the main accommodation or alternatively separated to provide annexe accommodation. An external door leads into a **Kitchen** with a range of units under worktop with inset sink. Integrated appliances include an electric cooker and four ring hob, whilst there is space and plumbing for a washing machine. A staircase leads to the first floor to an open-plan **Sitting Room/Bedroom** with Velux windows and an **En-Suite** comprising a tiled shower cubicle, WC, pedestal sink unit and extensively tiled walls.

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Outside

The property is approached via electric wrought iron gates opening onto a sweeping gravelled driveway which in turn leads to an extensive parking area and leads to the **DOUBLE GARAGE** with light and power connected. An offshoot of the driveway towards the front of the perimeter provides access to a **CART LODGE**. The front gardens are predominantly lawned with a range of deep flower beds, mature trees and shrubbery interspersed and an extensively paved dining terrace positioned to enjoy the incredible evening sunsets. The rear gardens enjoy further areas of traditional lawns interspersed with mature trees and flower beds. A gravelled dining terrace and a working area with a range of further outbuildings including a greenhouse, log store, garden shed and boiler room. The property enjoys 0.68 of an acre of immediate grounds, with a further 0.68 of an acre in the form a Meadow available via separate negotiation.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233.

Council Tax Band: E. £2,448.32 per annum.

SERVICES: Septic tank, electricity and oil-fired heating. PV Panels. EV Car charging points.

EPC RATING: D.

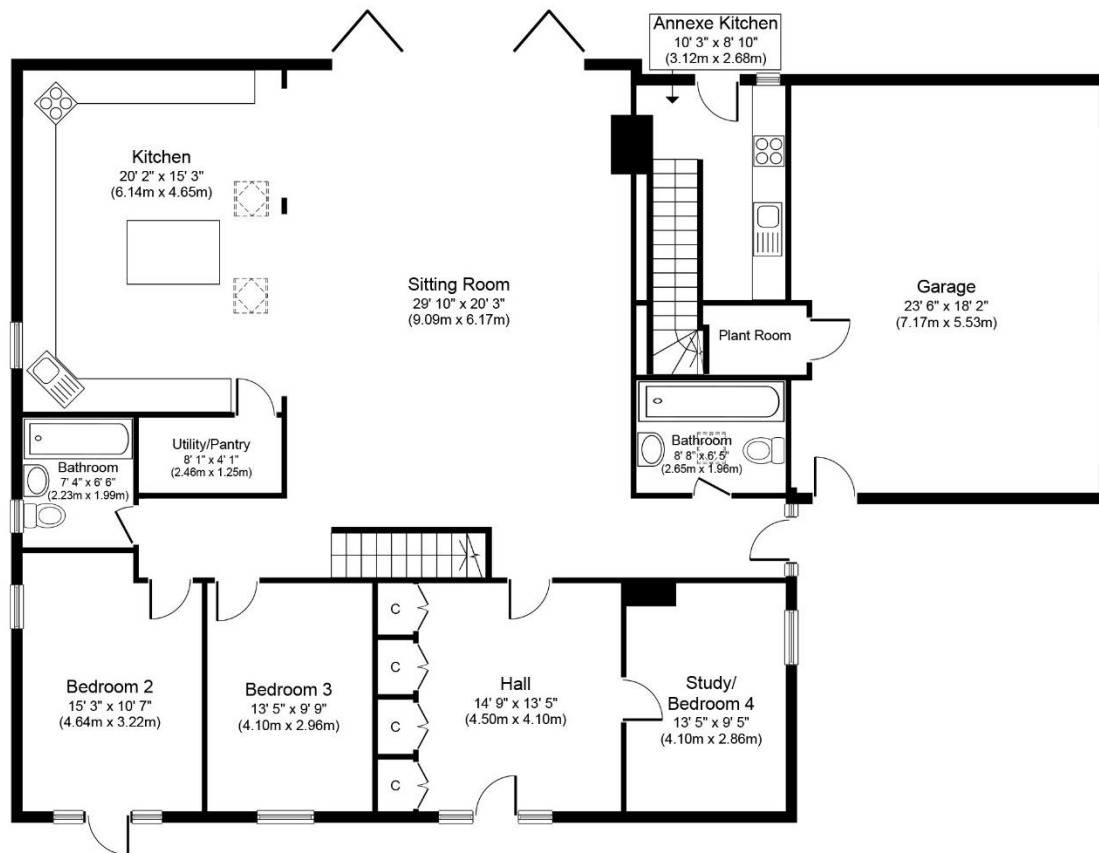
VIEWING: Strictly by appointment through David Burr – 01787 277811.

WHAT THREE WORDS DIRECTIONS:

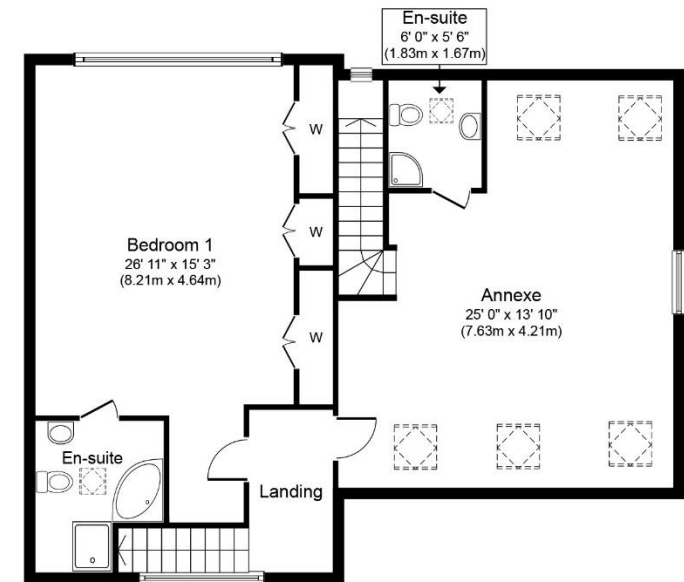
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Annexe



Ground Floor
Approximate Floor Area
2,398 sq. ft.
(222.8 sq. m.)



First Floor
Approximate Floor Area
1,005 sq. ft.
(93.4 sq. m.)

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.

