



**Clare House**  
**Mary Lane, Hundon, Suffolk**

**DAVID  
BURR**





# Clare House, Mary Lane, Hundon, Sudbury, Suffolk CO10 8DY

Hundon is a popular village with two pubs, the Red Lion and the Plough 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, public houses and restaurants.

This splendid Grade II Listed detached property is situated in a quiet position on the outskirts of this well served Suffolk village. The property retains many original features including inglenook fireplaces, exposed oak beams and vaulted ceilings all complemented by modern finishes including a stunning bespoke kitchen/breakfast room. The property enjoys mature grounds incorporating a triple garage with annexe above, swimming pool and attractive gardens measuring approximately 1 acre.

## A charming Grade II Listed property with detached annexe set within 1 acre.

Entrance into:

**ENTRANCE HALL** With slate flooring, exposed beams and brickwork and glazed door leading through to the:

**DRAWING ROOM** An impressive light, double aspect room with good ceiling height featuring a large inglenook fireplace with log grate and oak bressumer above, exposed oak beams and views over the gardens.

**DINING ROOM** A charming double aspect room also featuring a large inglenook fireplace with wood burning stove and oak bressumer over, exposed beams and outlook to the gardens.

**KITCHEN/BREAKFAST ROOM** A stunning, triple aspect room fitted with an extensive range of units under granite worktops with a double Belfast sink inset. High quality appliances include a double oven AGA with 6 ring gas hob set within a chimney recess, integrated microwave, warming drawers, wine cooler, fridge, freezer and dishwasher. A central preparation island provides further storage with a breakfast bar and rinsing sink. There is ample space for a sitting/dining area and doors lead to the terrace and gardens.

**UTILITY ROOM** Fitted with a further range of units under worktops with a sink inset, plumbing for a washing machine and airing cupboard housing water cylinder.

**REAR LOBBY** With built in shelves and glazed door leading to the garden.

**SHOWER ROOM** Fitted with a stylish white suite comprising a WC, wash basin with storage under, tiled shower cubicle and heated towel rail.

### First Floor

**LANDING** Features exposed beams and brickwork with doors to:

**PRINCIPAL BEDROOM** An impressive triple aspect room enjoying panoramic views over the gardens and exposed beams.

**BATHROOM** Stylishly equipped with a contemporary suite comprising a white WC, twin wash basins with cupboards under, panelled bath, walk in shower, two heated towel rails and inset mood lighting.

**DRESSING ROOM/BEDROOM 5** Ideal for use as a dressing room to the master bedroom, however would easily lend itself for use as a fifth bedroom with fitted wardrobes exposed beams and outlook over the gardens. Loft hatch fully boarded.

**BEDROOM 2** A charming double aspect room with vaulted ceiling, exposed beams, wardrobe, overhead storage and outlook over the gardens.

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**BEDROOM 3** Another charming room with exposed beams, built in wardrobe, vaulted ceiling and outlook over the gardens.

**BEDROOM 4** Also vaulted with exposed beams and outlook over the gardens.

**SHOWER ROOM** Fitted with a white suite comprising a WC, wash basin, large walk in shower and exposed beams.

## Outside

The property is approached via a sweeping gravel driveway leading to a parking area for several vehicles in turn leading to the **TRIPLE GARAGE WITH ANNEXE ABOVE**. The triple garage offers light and power and is heated and contains an oil fired boiler serving the garages and the annexe. External stairs lead to the **annexe** lending itself to a variety of different uses offering an open plan living area with kitchenette with worktop, fridge and microwave oven, a double bedroom and shower room with WC, wash basin and shower cubicle.

## Gardens

The property sits centrally within mature landscaped gardens affording a great deal of privacy whilst enjoying a delightful outlook over open countryside to the front and paddocks and meadows to the rear. The front gardens are predominantly lawned with mature beds and borders, trees and shrubs with a further large lawned area on the south side incorporating an extensively paved dining terrace, mature beds and borders and a winding pathway leading to the **summer house/studio** with light and power connected and a wooden gardeners shed concealed by trees suitable for housing a ride on mower. To the rear of the property is an enclosed decorative garden with ornate box hedging and the heated **SWIMMING POOL** with covered gazebo adjacent enjoying a southerly aspect and further seating area overlooking the pond.

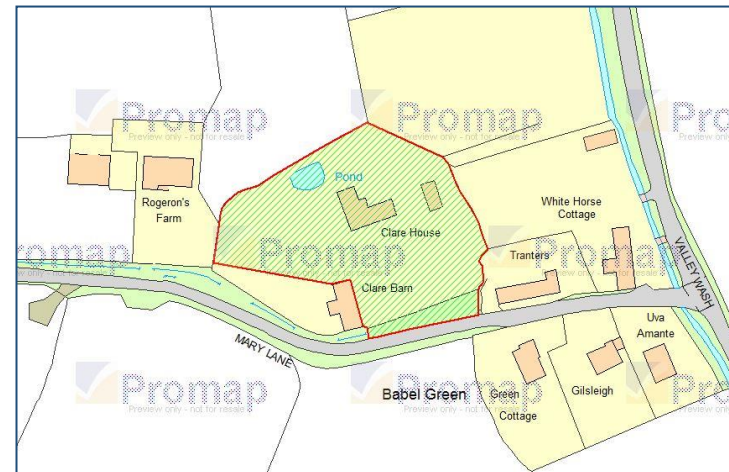
**In all about 1 acre.**

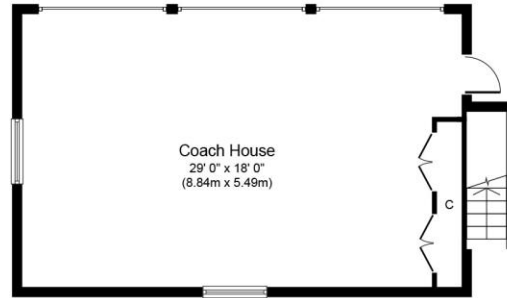
**SERVICES** Main water and electricity. Oil fired heating. Private drainage.

**NOTE** None of the services have been tested by the agent.

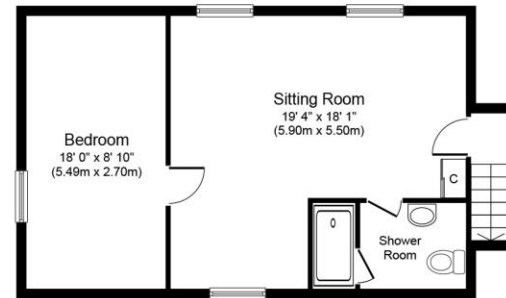
**LOCAL AUTHORITY** St Edmundsbury District Council (01284) 763233.

**VIEWING** Strictly by prior appointment only through DAVID BURR.

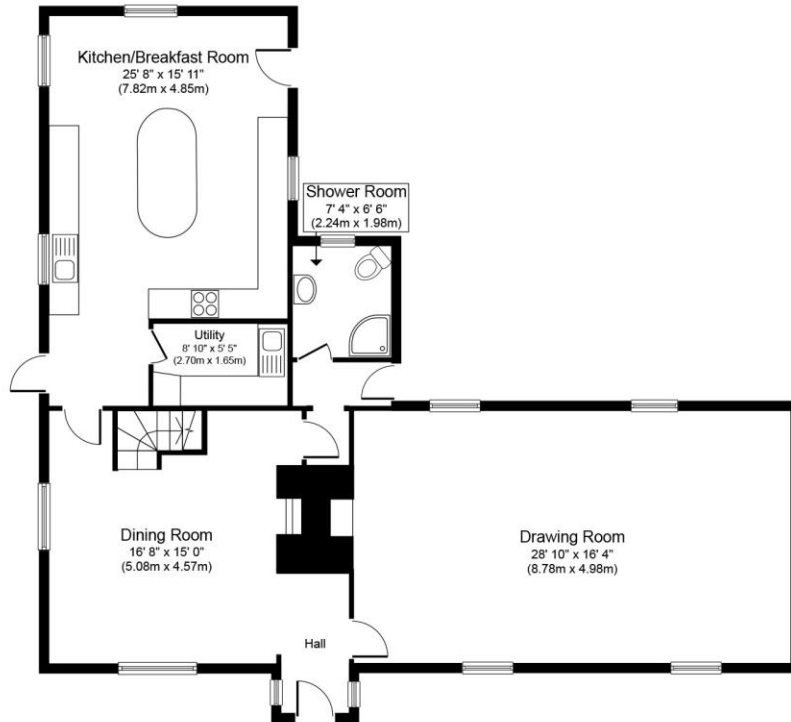




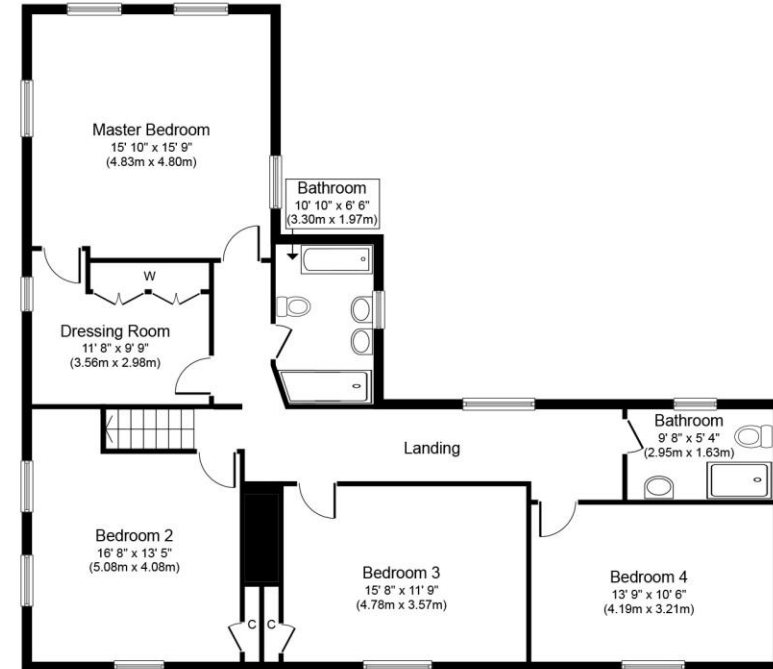
**Coach House Ground Floor**  
**Approximate Floor Area**  
**547 sq. ft.**  
**(50.8 sq. m.)**



**Coach House First Floor**  
**Approximate Floor Area**  
**547 sq. ft.**  
**(50.8 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,314 sq. ft.**  
**(122.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,299 sq. ft.**  
**(120.7 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.



