



**PRINCES COTTAGE, CHAPEL HILL**

Belchamp Walter, Sudbury.





Princes Cottage, Chapel Hill, Belchamp Walter, Sudbury, CO10 7AZ.

Princes cottage is a delightful detached property enjoying a superb location on the periphery of this sought after village and is surrounded by open farmland on all sides with wonderful views of the countryside. The original cottage is believed to date from the Victorian period and has been thoughtfully and cleverly extended to provide a home of great versatility which is ideally suited to modern day family life. An entrance lobby with a tile floor opens via a glazed door to the inviting reception hall which has a matching tiled floor with ornate border and a bullnose staircase with hardwood handrails and detailed spindles rising to the galleried landing. The internal doors are oak and the principal reception is particularly inviting and benefits from a dual aspect and takes advantage of the open field views and has French doors to the rear garden. There is detailed wooden fire surround with a granite half and marble back which provides a focal point.

A square arch from the reception hall opens to the stunning kitchen/breakfast/family room which has a triple aspect and twin sets of glazed doors leading to the terrace and the garden and on the westerly elevation is fully glazed with central French doors. There are attractive porcelain tiles and this area of the property benefits from under floor heating and it is fitted with a bespoke handmade kitchen with painted panel units and an impressive island unit with breakfast bar, twin sink and an integral dishwasher. There are a range of wall and floor mounted units which house an American style fridge/freezer and a range master cooker with an extractor hood above and a separate 'NEF' combi oven. This room forms the heart of the house and is ideal for modern lifestyles and family entertaining. An oak door leads to a large walk in pantry cupboard and a further oak door leads to an attractive snug which has a vaulted ceiling and a dual aspect and French doors leading to the garden.

The remainder on the ground floor comprises a useful boot room which has a range of floor mounted seats with cupboards beneath and a door to the outside two further oak doors lead to a wc with a vanity unit and rectangular sink with storage beneath and a practical utility room with a tiled floor, stainless steel sink and base mounted units and plumbing for a washing machine and space for a dryer.

The first floor is as equally inviting and appealing and the stairs rise from the reception hall to a galleried landing which has a window to the rear providing views to the garden and the open fields. The principal bedroom is an absolute masterpiece with a fully vaulted ceiling and fully glazed aspect to the west elevation enabling it to enjoy the wonderful views of the garden grounds and field beyond. There are French doors with a glass Juliette balcony and an oak door leads to a well appointed ensuite shower room which has tiled floor, a large walk in shower cubicle, vanity unit with a rectangular sink and a matching WC. There are three further bedrooms which are situated in the original part of the cottage which have part vaulted ceilings and views to the open fields and these are served by a well appointed family bathroom which has a fully tiled bath surround with shower above, a large rectangular sink within a vanity unit with cupboards underneath, matching WC and a tiled floor.

## Outside

The property is approached via a pair of five bar gates which lead to an extensive area of hard standing and parking to the side of the house. The garden is an absolute delight and benefits from a south and westerly aspect enabling it to take advantage of the all day sun and enjoy the wonderful open views across farmland. There is a terrace to the side of the kitchen accessed via French doors which makes it perfect for entertaining beyond which large expanses of lawn with a number of mature specimen trees to include ash, beech, cherry and walnut.



There is a further terrace to the rear of the sitting room which provides shade from the sun adjacent to which is a shrub border and attractive silver birch tree.

In all about 0.80 of an acre (sts).

#### Agents notes:

There is ample scope to erect outbuildings subject to the necessary planning consents being granted.

The property is registered on two land registry titles.

There is scope to add a first floor above the sitting room subject to the necessary planning consents being granted.

There are elements of the property in the garden that would benefit from some upgrading, to include the terraces.

No onward chain.

The well presented accommodation comprises:

Reception hall	Sitting room
Family room	Snug
Kitchen	Boot room
WC	Utility room
Principal bedroom	Ensuite
Three further bedrooms	Bathroom

#### Access

Sudbury 3 miles                      Sudbury-Liverpool St 70 mins

Halstead 8 miles                      Stansted approx. 40 mins

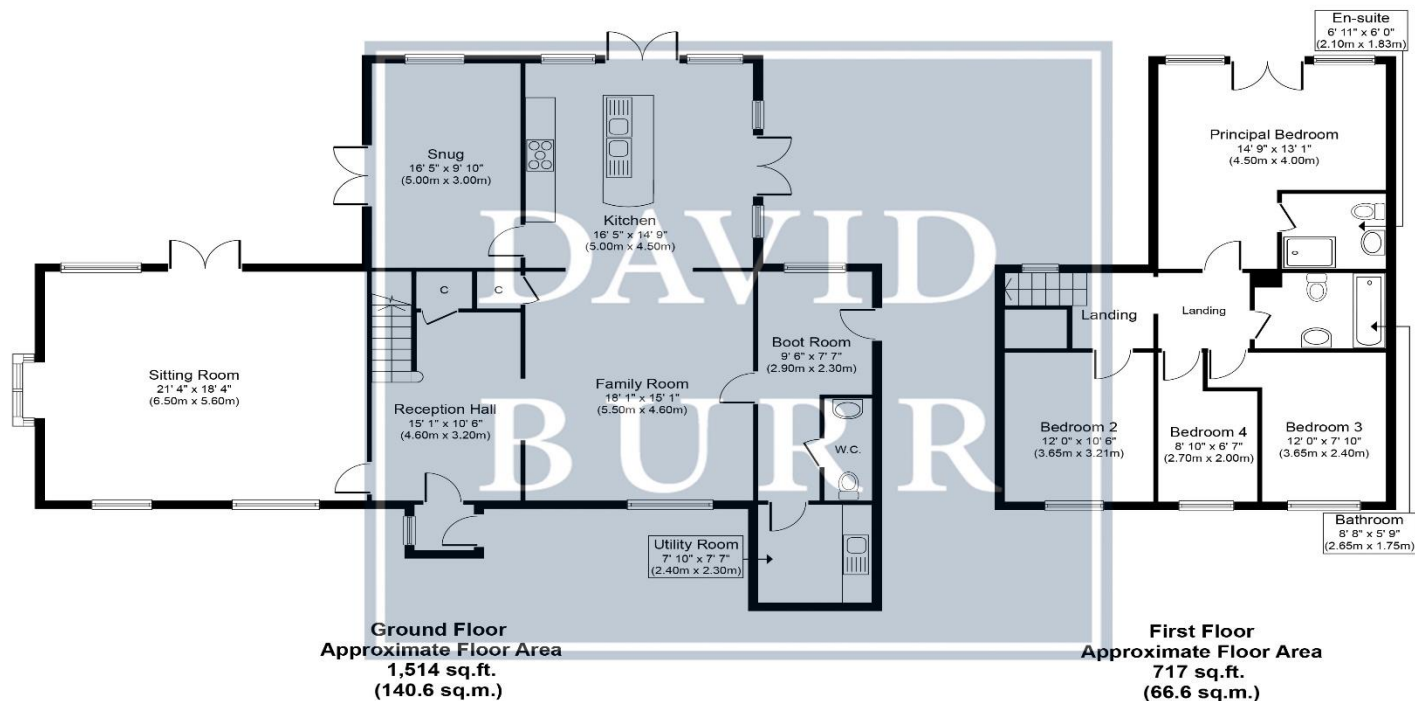
Clare 5 miles                            M25 J27 approx. 50 mins

#### Location

Belchamp Walter is an attractive rural village, with a host of attractive architecture, and a strong community spirit and a village hall. The local market town of Sudbury provides extensive amenities to include a Waitrose supermarket, and a train station that links to the London Liverpool Street mainline.







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.  
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### Additional information

Services: Main water, electricity and private drainage.  
 Oil fired heating to part under floor heating and radiators.  
 EPC rating: E  
 Tenure: Freehold  
 Council tax band: E  
 None of the services have been tested by the agent.  
 Local authority: Braintree District Council (01376) 552 525.  
 Viewing strictly by appointment with David Burr.  
 DAVIDBURR.CO.UK

### Contact details

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