



**Howe House,  
Hickbush, Great Henny, Suffolk**

**DAVID  
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# HOWE HOUSE, HICKBUSH, GREAT HENNY, SUFFOLK, CO10 7LU

Great Henny is a charming small hamlet standing on high ground on the south side of the Stour valley. The historic market town of Sudbury is about 2 miles north and its comprehensive amenities include a commuter rail link to London Liverpool Street.

A beautifully presented four double bedroom character property nestled in a quiet hamlet surrounded by picturesque countryside sitting on circa 0.5 acres with double garage and ample off-road parking.

## A well-presented four-bedroom character property surrounded by countryside.

**ENTRANCE HALL:** A solid wooden door brings you to this room with space for shoes and coats finished with a terracotta tiled floor with solid doors leading to:-

**DINING ROOM: 15'9" x 15'0"** (4.80m x 4.57m) A light double aspect room with charming views over the rear garden as well as a glass panel door leading to rear garden terrace. This room is finished with a brick floor, large inglenook fireplace with brick surround, oak bressumer beam, tiled hearth and inset log burner. Solid wooden doors leading to:-

**KITCHEN/BREAKFAST ROOM: 15'10" x 11'6"** (4.83m x 3.51m) The kitchen is fitted with a wide range of traditional units finished with a thick solid wood worktop with casement windows offering pretty views to the front with attractive tile splashback, exposed timbers with space for a large fridge/freezer, dishwasher and oven. Set within an original brick-built fireplace with oak bressumer beam you will find a Rayburn that is powered by oil that is also used for the hot water and heating system for the house.

**SITTING ROOM: 15'9" x 13'0"** (4.80m x 3.96m) A particularly cosy room with charming views over the rear garden and valley beyond. With exposed timbers and large brick-built fireplace with oak bressumer beam and brick hearth with inset multifuel burner. Solid wooden door leading to:-

**DRAWING ROOM: 22'3" x 14'8" (max)** (6.78m x 4.47m) A particularly elegant room with charming views over the rear garden and glass panel door leading to rear garden terrace with large brick-built fireplace with oak bressumer beam and inset multifuel burner.

**STUDY: 12'6" x 7'1"** (3.81m x 2.16m) Situated to the rear of the house, this is a double aspect room accessed off the drawing room and rear inner hall with pretty views over the garden.

**UTILITY/BOOT ROOM:** Accessed off the entrance hall, this is a particularly useful room with a range of storage cupboards, butler sink and WC with space for shoes and coats.

**Rear hall: 19'6" x 8'10"** (5.94m x 2.69m) Open oak staircase leading to first floor with a range of useful storage cupboards.

### First Floor

**GALLERIED LANDING:** A solid wood staircase brings you to the landing that is part vaulted with exposed timbers and original floorboards. Space for a desk and other furniture with double built-in cupboard with shelving and solid wooden doors leading to:-

**MASTER BEDROOM: 16'2" x 12'2"** (4.93m x 3.71m) A light double aspect room with built-in eaves wardrobe with the most stunning views over the rear garden and rolling countryside beyond. Door leading to:-

**EN-SUITE:** A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and walk-in shower cubicle with attractive tile surround and heated towel rail.

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**BEDROOM 2: 15'11" x 15'6"** (4.85m x 4.72m) A triple aspect room with exposed timbers and brickwork from the inglenook chimney breast with useful built-in wardrobe and space for other bedroom furniture.

**BEDROOM 3: 13'4" x 12'9"** (4.06m x 3.89m) A light spacious room with two windows overlooking the rear garden, double built-in wardrobe and exposed timbers.

**BEDROOM 4: 14'0" x 12'3"** (4.27m x 3.73m) Another great size double bedroom with exposed timbers and casement window offering pretty views over the rear garden.

**BATHROOM:** A three-piece suite consisting of a close coupled WC, pedestal wash hand basin, large panel bath with overhead shower and shower screen with attractive tile surround and heated towel rail.

## Outside

A block paved drive to the front provides ample **OFF-ROAD PARKING** and in turn access to the:-

**DOUBLE GARAGE: 20'8" x 18'9"** (6.30m x 5.72m) With a pair of solid wooden double doors. This building has been insulated with power connected and useful storage above.

**STUDIO OFFICE: 16'6" x 10'2"** (5.03m x 3.10m) Attached to the side of the double garage, this is a split-level room with charming views over the rear garden that could be used for a range of hobbies or working from home with lower mezzanine floor offering useful storage and French doors leading to rear garden.

Block paved steps leading to front door and entrance hall with footpath leading to rear garden. To the immediate rear of the property accessed off the drawing room and dining room you will find a raised terrace offering elevated views over the rest of the rear garden creating a great space for entertaining with

raised borders full of seasonal colour, shrubs and lavender. The rest of the garden is predominantly laid to lawn with well established borders of shrubs, hedging, trees and seasonal colour as well as a rose garden with post-and-rail fencing to the lower part of the garden allowing for unencumbered picturesque views over the rolling countryside beyond. The garden is predominantly south facing enjoying sun throughout the day with further **WORKSHOP** with power connected providing useful storage.

## AGENT'S NOTES

Howe House is a Grade II listed property.

Fibre optic broadband connected.

**SERVICES:** Main water. Private shared drainage. Main electricity connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Exempt.

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

**COUNCIL TAX BAND:** E.

**TENURE:** Freehold.

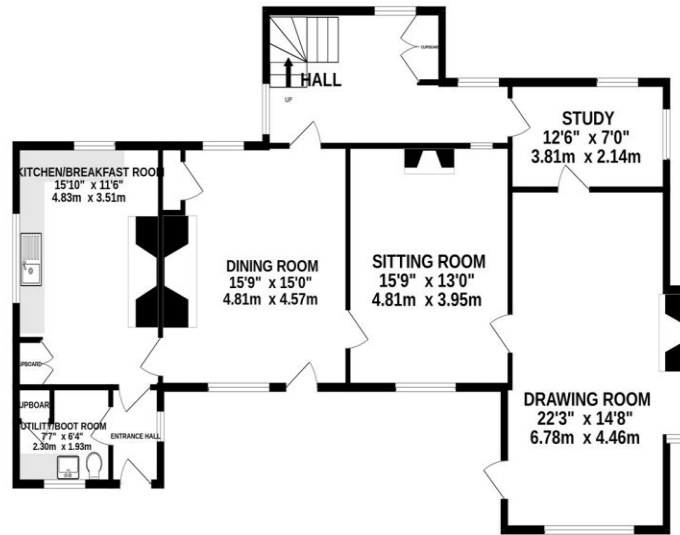
**WHAT3WORDS:** ///compress.cricket.descended

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

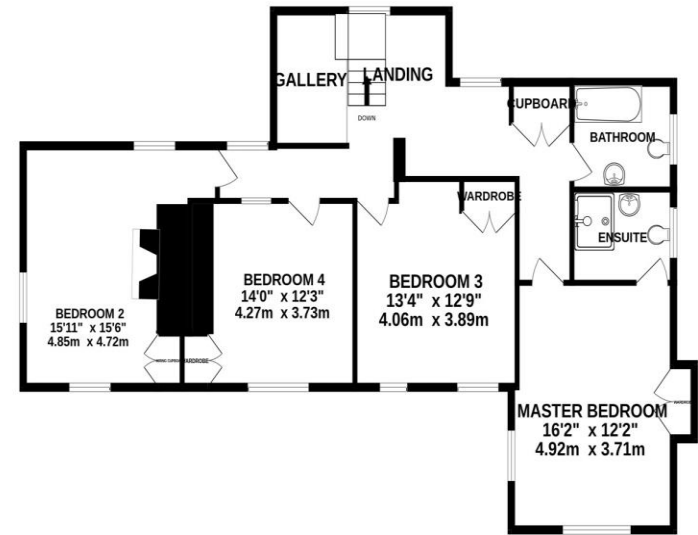
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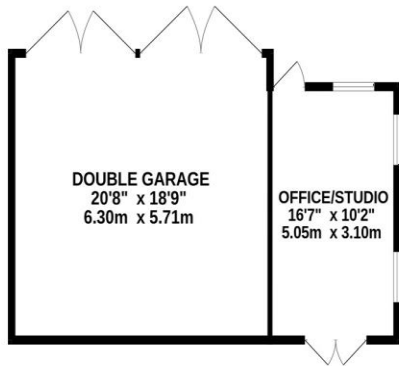
GROUND FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



OUTBUILDINGS  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 2831 sq.ft. (263.0 sq.m.) approx.

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