



**Plough House**  
**Hundon, Sudbury, Suffolk**

**DAVID  
BURR**



# Plough House, 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.

This individual equestrian property is situated in an elevated position enjoying far reaching views over open countryside with stables and 2.5 acres. The property offers well-proportioned living accommodation including a particularly impressive vaulted garden room and sits within large mature gardens with a double garage, parking, stable block and paddocks, in all measuring 2.5 acres.

## An individual detached property set within 2.5 acres enjoying views over open countryside.

**SITTING ROOM** A spacious room featuring a wood burning stove on pamment hearth with glazed doors leading into the garden room and double doors through to the:

**DINING ROOM** An impressive room in the heart of the home with stairs rising to the first floor with a cupboard under. Door to storage cupboard with light.

**GARDEN ROOM** A stunning room featuring a vaulted glazed roof, stripped wooden floor and bi-fold doors opening to the garden.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a range of units under wooden worktops with a 1.5 bowl sink and drainer inset. Appliances include an oven with five ring gas hob, integrated dishwasher, space and plumbing for a washing machine and integrated fridge/freezer. A central breakfast bar provides further storage.

**UTILITY** Space for further appliances, sink and drainer, boiler serving radiators and personal door to the garage. Double glazed and rear garden.

**STUDY** With outlook to the front aspect.

**SHOWER ROOM** Fitted with a WC, wash hand basin, tiled shower cubicle and heated towel rail.

**STORE** A useful store room.

### First Floor

**LANDING** Features storage cupboard and doors to:

**BEDROOM 1** A lovely light double aspect room with built-in cupboards and French doors opening onto the balcony, enjoying far reaching views over open countryside. **En-Suite** tastefully fitted with a white WC, wash basin, bidet, tiled shower cubicle and a heated towel rail.

**BEDROOM 2** With fitted wardrobes and a door opening to the balcony enjoying views to the rear.

**BEDROOM 3** Outlook to the front with far reaching views over open countryside.

**BATHROOM** Stylishly fitted with a bath with shower over, WC, wash basin, heated towel rail and airing cupboard housing the hot water tank.

### Outside

The property is approached via a driveway providing parking and turning for several vehicles in turn leading to the **DOUBLE GARAGE** with overhead storage, door to utility room, light and power connected. Access leads via both sides of the property to the rear where an extensively paved terrace with covered pergola enjoys a great deal of privacy and a south westerly aspect, ideal for entertaining.

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The principal gardens are predominantly lawned interspersed with a variety of mature trees and shrubs with a useful storage area and various fruit trees including apples and pears. Beyond the garden is the **STABLE BLOCK** comprising three **STABLES** and **TACK ROOM** with light, power and water, connected with paddocks beyond.

**In all about 2.5 acres.**

**SERVICES:** Mains water, private drains, electricity and oil-fired heating, .

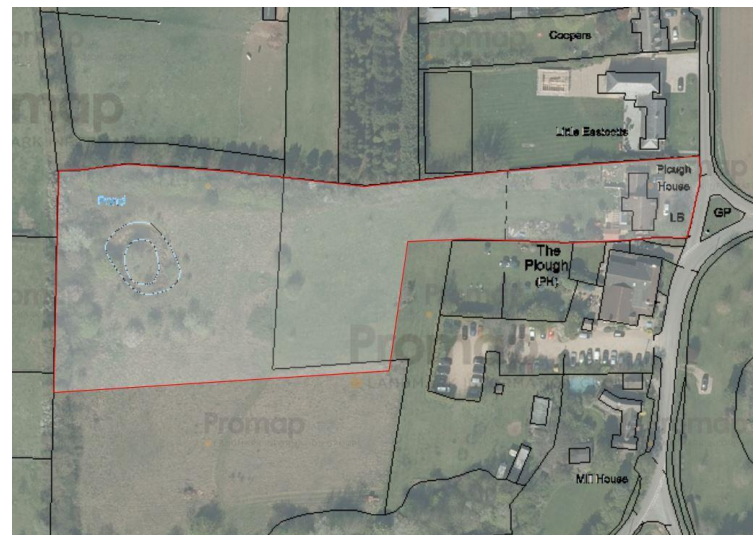
**NOTE:** None of the services have been tested by the agent. **AGENT'S NOTE:** The vendor informs that the private drains were replaced in 2021 and certification is held.

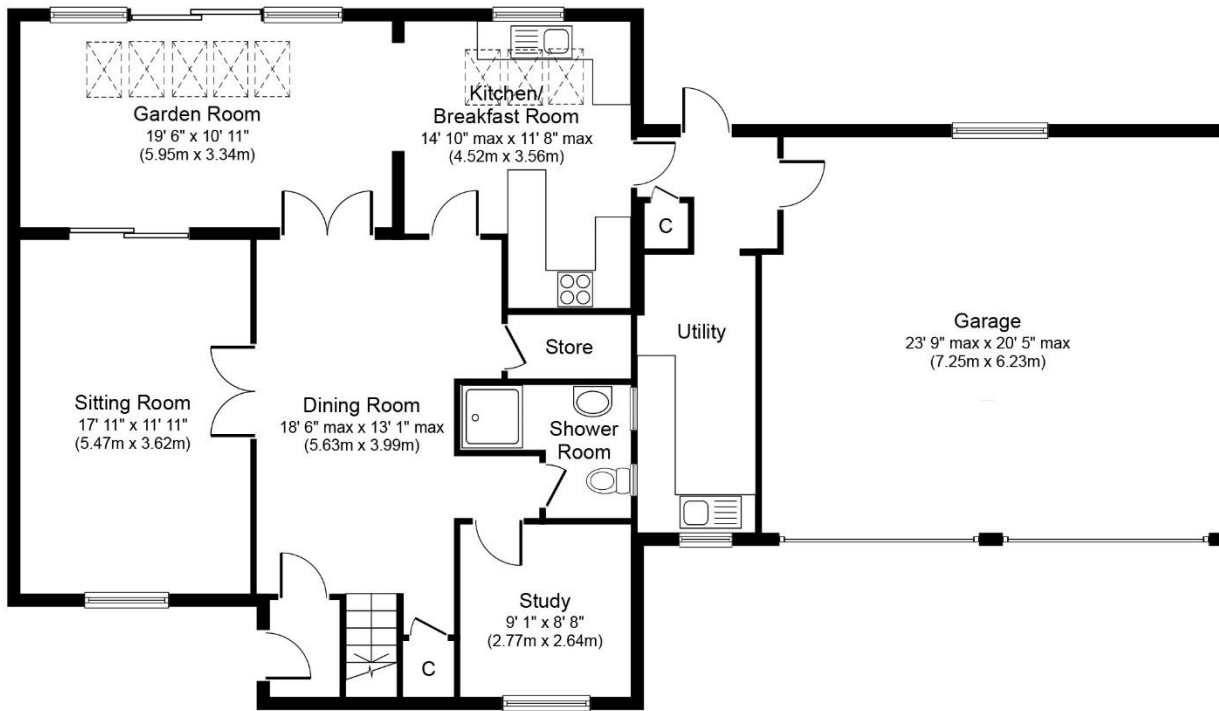
**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: F. £2,893.47 per annum.

**EPC RATING:** E.

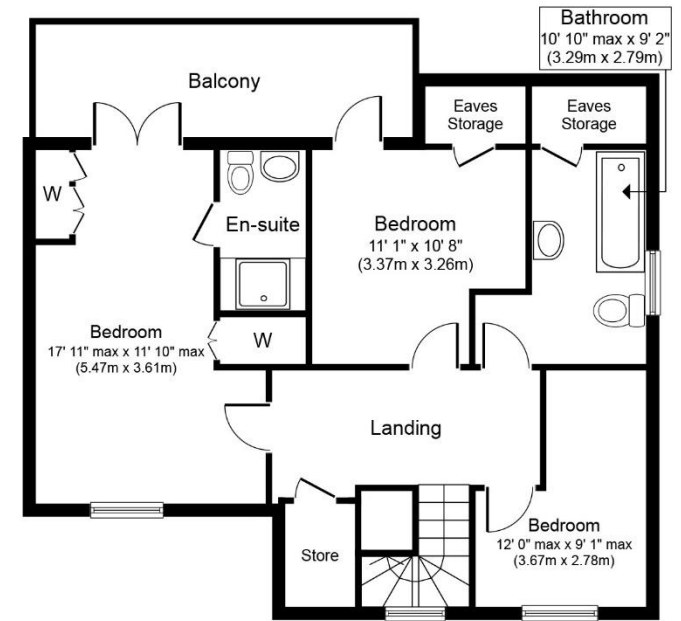
**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Ground Floor**  
**Approximate Floor Area**  
**1,652 sq. ft.**  
**(153.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**713 sq. ft.**  
**(66.2 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.

