



**Allington House**  
**Stradishall, Suffolk**

**DAVID  
BURR**



# Allington House, 2 The Orchards, Stradishall, Newmarket, Suffolk CB8 8YW

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

This tastefully presented detached property is situated within an exclusive development of only five individual homes situated in a quiet, tucked away village location backing onto open countryside. The design blends traditional Suffolk architecture with modern living finished to a high standard including a range of stone and oak flooring, a handmade kitchen and stylish bathrooms. With an extensive rear garden backing onto open countryside and a double cart lodge with further parking and a boot room.

## **An individual modern home situated in a quiet location backing onto open countryside.**

Entrance into:

**SPACIOUS HALLWAY** With stone tiled flooring with underfloor heating, stairs to first floor with oak hand rail and cupboard beneath, storage cupboard housing the manifolds for the underfloor heating system.

**KITCHEN/BREAKFAST ROOM** A bright and spacious room with stone tiled floor with underfloor heating, French doors lead onto the terrace and window to the rear aspect. Extensively fitted with a handcrafted farmhouse style kitchen with quartz worktop with a double butler sink inset. Integrated appliances include a fridge/freezer, dishwasher and electric range style cook with extractor over. Central island with wooden worktop with further storage and breakfast bar. French doors through to the:

**SITTING ROOM** A spacious reception room with a feature fireplace with electric stove set upon a stone hearth, oak flooring and French doors to the:

**FAMILY ROOM** Double aspect with exceptional views across the countryside and French doors to the dining terrace.

**UTILITY ROOM** With a further range of handmade units set under oak worktop and butler sink inset. Space for a washing machine and tumble dryer, double storage cupboard and tiled floor with underfloor heating and door to the:

**BOOT ROOM** With personal door to the double cart lodge and access to the garden.

**CLOAKROOM** WC, wash basin and tiled floor with underfloor heating.

### **First Floor**

**LANDING** With double airing cupboard housing the pressurised hot water cylinder, access to the roof space and doors to:

**MASTER BEDROOM** A spacious double room with built-in wardrobes and outlook to the front aspect. **En-Suite** comprising WC, wash basin, shower cubicle and heated towel rail.

**BEDROOM 2** A double room with outlook to rear aspect with views over open countryside. **En-Suite** comprising WC, wash basin, shower cubicle and heated towel rail.

**BEDROOM 3** Double room with outlook to the front aspect.

**BEDROOM 4** Double room with outlook to rear aspect.

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**FAMILY BATHROOM** Fitted with a white suite comprising a WC, wash basin, panelled bath with shower over and a heated towel rail.

## Outside

The property is approached via a driveway providing parking in turn leading to the **DOUBLE CART LODGE**. The front garden features mature shrubs with lawned areas bordering a paved pathway leading to the front door. The rear garden is extensive and predominantly lawned with a large dining terrace and bordered by a 6ft close bordered fence to the left-hand boundary, post and rail fence to the rear offering exceptional views across the wild flower meadow and countryside beyond. Detached **OFFICE/STUDIO** with light and power connected.

**TENURE:** Freehold.

**MANAGEMENT CHARGE:** £300 per annum to include maintenance of private road, communal landscaping and drainage. Held by residents' management company.

**SERVICES:** Main water and electricity. Air source heat pump. Bio digester septic tank serving the development. **NOTE:** None of the services have been tested by the agent.

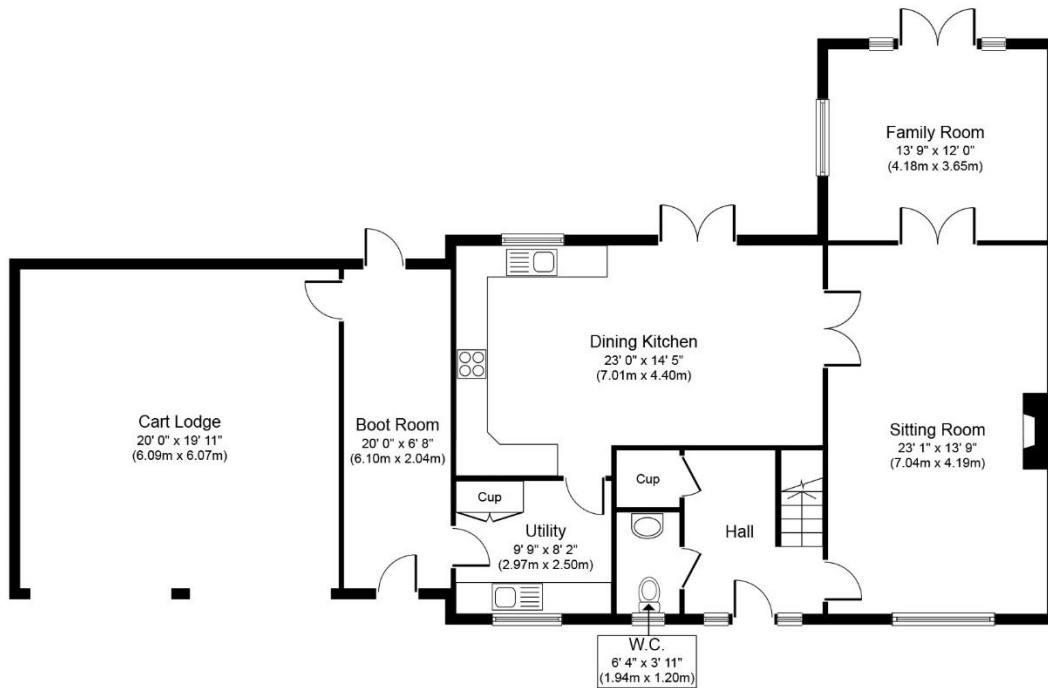
**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: F. £2,897.83 per annum.

**EPC RATING:** B.

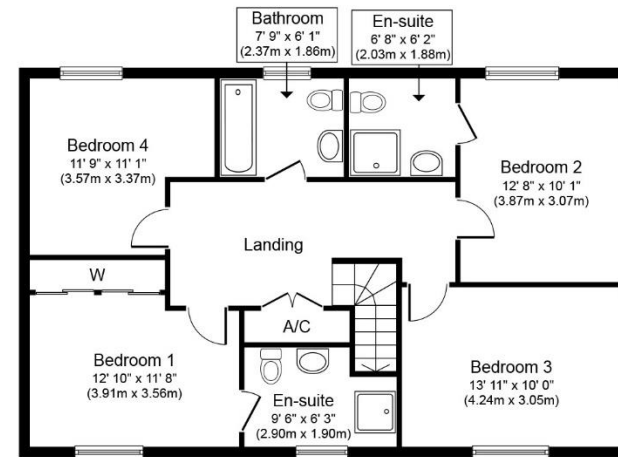
**VIEWING:** Strictly by prior appointment through DAVID BURR.

**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.

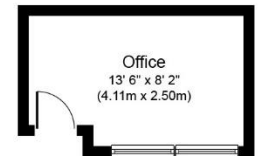




**Ground Floor**  
**Approximate Floor Area**  
**1,572 sq. ft.**  
**(146.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**856 sq. ft.**  
**(79.5 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**105 sq.ft.**  
**(9.7 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.

