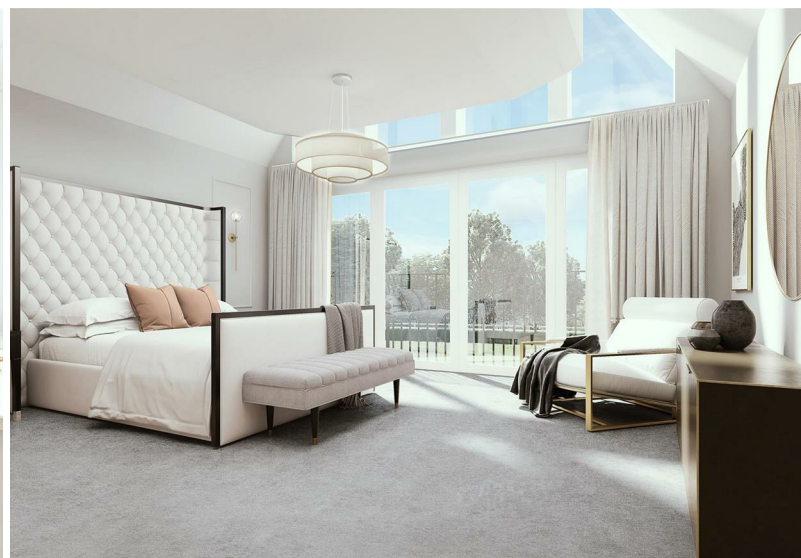




Plot 4 Clay Hall Court Clay Hall Lane, Sudbury, CO10 0AQ
Guide price £1,750,000



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Nestled behind a pair of wrought iron gates abound by brick and flint walls is the large open driveway to a 'Eleuthera House' and it's a detached treble garage with electrically operated doors. A statement home with the opportunity to personalise it from new.

The grounds extend to over an acre with extensive architects' landscape design, and a holy open Vista across the farmland beyond.

The primary features of this absolutely unique, new home are as follows;

- 6 bedrooms
- 4 bathrooms plus cloakroom
- Treble garage
- Energy Efficiency rating "B".
- Approaching 5,000square feet of built-up area over four floors.
- Two dressing rooms, including a spacious suspended area with galleried balcony over the master suite, looking out over farmland views.
- An extensive lower ground floor party room, opening onto sunken courtyard with bifold doors.
- Safe Room
- Extensive Farmland Views.
- Landscape Architect Designed Grounds in Excess of 1 Acre.
- Electric gated entrance.
- Home Office or Cinema Room in lower ground floor.

Some more information

From the heavyset front door to Eleuthera House you will enter into the hallway which offers space to the left-hand side for fitted cabinetry to accommodate coats and boots along with an alarm control panel.

As you continue through the hallway, you can see right through the sitting room, through the glazed rear aspect, looking out across the gardens and fields beyond.

The house has a wholly open plan ground floor, with living room offering fully glazed bi-folding doors on two sides and boasts a working fireplace. Both sets of bi-folding doors open outwards to the rear and the left-hand side onto the paved terrace entertaining area, and down to the sunken terrace area and party room and guest suite beyond.

Beyond the hallway is the large kitchen, dining & family area, this will be fully fitted with a handmade and hand-painted kitchen, (colour available to be chosen subject to build stage). It also houses an extensive range of appliances, along with a 2.4m professional Laconche Range cooker finished in Portuguese Blue. The substantial island has space for up to six bar stool seats around it, in addition to the separate dining area with ample space for a large table and chairs. This area also benefits from access via bi-folding doors onto the rear-terrace.

The ground floor family snug is on the front of the house and is perfect to double as a playroom or additional TV room. Concluding the ground floor accommodation is the well-appointed cloakroom and staircases which lead to the first floor and lower ground floor levels from the central entrance hall.

Rising up the staircase with painted white spindles you find the first-floor accommodation, which comprises the extensive principle bedroom suite with Juliet balcony, accessed via bi-folds overlooking the landscaped rear gardens, with the farmland beyond. Worthy of note is the fully glazed end wall enabling the principal suite to enjoy not only the views from inside, but also the enormous amount of light that floods into this room.

The principle suite also offers a gentlemen's dressing room, leading into the large master ensuite bathroom, which is fitted with a dual ended bath, twin basins, and large walk-in shower. Located on the second floor above the master suite, the ladies' dressing room is suspended from the roof apex creating a galleried balcony overlooking the master suite and through the glazed rear elevation, giving views across the garden and the fields beyond. Both dressing areas could be fitted with extensive hanging and cupboard space, customisable to the purchases needs of configuration subject to the stage of build and negotiation.

The other two double bedrooms on the first-floor benefit from a shared Jack and Jill en-suite shower room, perfect for children or guests.

A further staircase from the central landing leads to the second floor, where two more guest bedrooms and a bathroom can be found. Completing the second floor is the suspended mezzanine dressing room.

On the lower ground floor there is extensive further accommodation which includes a further guest bedroom, a shower room, gymnasium area and office space which has its own external access staircase, which offers a variety of potential uses including a cinema room or teenage snug. The utility/laundry room is also located from the central hallway where space for washing machine and tumble dryer is located.

Completing the lower ground floor is the spacious party room with a separate safe room. The party room benefits from further bi-folding doors leading out on to the lower ground partially covered courtyard terrace, which is ideal for UK summer entertaining when the weather may not be on your side. This area makes this entire basement feel like it is part of the landscaped grounds and gardens where steps lead up to the ground floor level garden and terraces.

Externally, the property is set back with secure gated shingled driveway leading to a triple garage and gated access to the rear garden, which will be laid to lawn and further benefits from an expansive sandstone paved terrace.

Location

Situated just 3 miles North of the charming town of Sudbury, the picturesque contry lanes around Acton will connect you quickly and easily with routes to all nearby towns and villages. The A134 is a minute drive to the South East, offering a direct route to the City of Colchester whilst heading North West the A134 connects you to Bury St Edmunds and the A14 to Cambridge.

Acton Village is well service with the local pub "The Crown" along with a convenience store located in the centre of the village. A regular visitor to the village is the lunchtime Fish and Chip van. Nearby Long Melford offers a wider

range of independent clothing and home stores along with butcher and bakery. For the wider needs Sudbury, located just 3 miles South offers a range of supermarkets including Waitrose and Sainsburys as well as also having a number of independent, regional and national chain store.

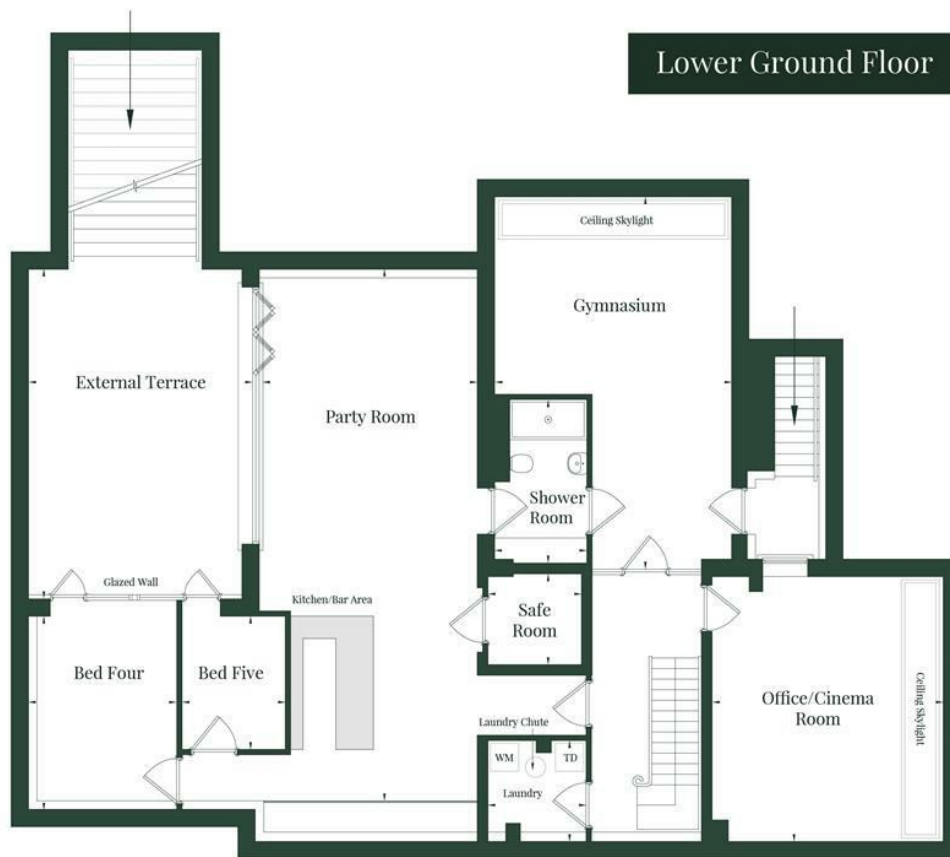
For those looking at local private education this area of South Suffolk is very well serviced with Littlegarth School located some 9.5miles from the property offering education from ages 3 to 11, Old Buckenham Hall School is located 8.6 miles from the property catering for the education of those aged 2 - 13year. Great Finborough some 14miles which caters for those aged 2 - 18years along with Culford private independent school for ages 1 - 18. We understand that Old Buckenham Hall, Great Finborough and Culford schools all offer a private bus service to these schools from the nearby town of Sudbury.

- Lower Ground Floor
- Home Office
- Gymnasium with Shower Room
- Guest Bedroom / Bedroom Six
- Laundry Room
- Party Room
- Safe Room
- Sunken Courtyard Terrace Area
- Ground Floor
- Hallway
- Living Room
- Kitchen/Dining/Family Area

- Snug
- First Floor
- Principal Bedroom Suite
- Dressing Room
- Second Floor Dressing Room Accessed from Principle
- Principle En-Suite Bathroom
- Bedroom Two
- Bedroom Three
- Jack and Jill En-suite Shower Room
- Second Floor
- Bedroom Four
- Bedroom Five
- Second Floor Bathroom

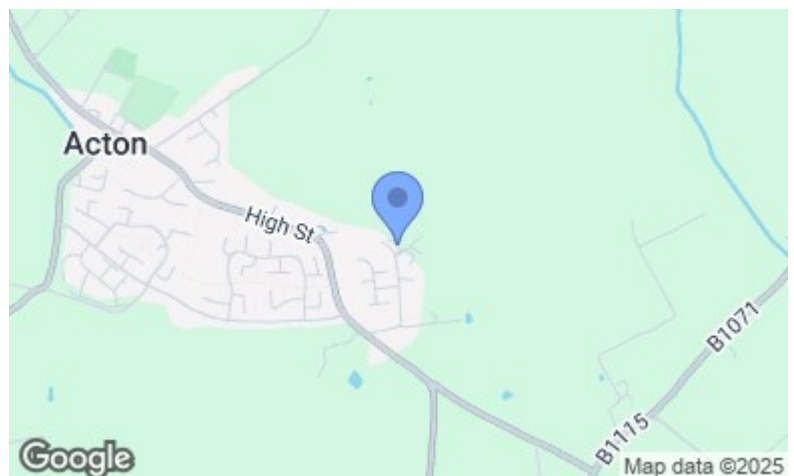
Agents Note
Interior computer generated images are for illustrative purposes only and all furnishings and landscaping is indicative. Furniture be it freestanding or shown as fitted in images is not included.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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