

# oakheart



£750,000

Price Guide

Plot 36, Sudbury Fields



Discover the Park House at Sudbury Fields, a beautifully designed four-bedroom detached home perfect for modern family living. Boasting 1631 sq ft of thoughtfully planned space, this home features a welcoming lounge, dedicated study, and a contemporary kitchen/dining area, plus a convenient utility/WC. Upstairs, find four comfortable bedrooms, including a master suite with ensuite, and a family bathroom. With 4 parking spaces and access to the thriving rural community of Great Cornard, the Stourside offers the blend of classic charm and modern

sustainability. Enquire today and come home to Sudbury Fields.

The development of Sudbury Fields sits within the popular village of Great Cornard, just two miles south of Sudbury itself, offering residents access to a vibrant local community, farmers markets, arts groups, and a host of independent shops and cosy cafés. Daily needs are catered for with a range of supermarkets, leisure centres, and schools including the highly regarded Thomas Gainsborough School. For outdoor enthusiasts, Sudbury

and its surroundings provide beautiful nature trails, water sports on the River Stour, and easy access to the Dedham Vale Area of Outstanding Natural Beauty. With strong transport links, including train service to London (Via Marks Tey) and direct road routes to Colchester and Cambridge, Sudbury offers an appealing balance of tranquil countryside living and connectivity to urban amenities.

\*Internal Images of the Show Home













# THE PARK HOUSE



Ground floor



First floor

Local Authority:  
Suffolk County Council

Tenure:  
Freehold

Council Tax Band:  
New Build

## Energy Efficiency Rating

|                                                    | Current                                                                                                         | Potential |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                                 |           |
| (92 plus) <b>A</b>                                 |                                                                                                                 |           |
| (81-91) <b>B</b>                                   |                                                                                                                 |           |
| (69-80) <b>C</b>                                   |                                                                                                                 |           |
| (55-68) <b>D</b>                                   |                                                                                                                 |           |
| (39-54) <b>E</b>                                   |                                                                                                                 |           |
| (21-38) <b>F</b>                                   |                                                                                                                 |           |
| (1-20) <b>G</b>                                    |                                                                                                                 |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                                 |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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