



Clopton Park, Wickhambrook

Sheridans



Clopton Park, Wickhambrook CB8 8ND

Guide Price £795,000

An outstanding farmhouse style family home enjoying a splendid elevated setting affording far reaching countryside views. All in about 1/3rd of an acre.

Built to a particularly high standard in 2003 and offered with full planning permission granted for a two storey rear extension, this impressive family home provides spacious, well-presented accommodation displaying many attractive features throughout including sash windows, oak flooring, panelled internal doors and a large red brick fireplace with Bressumer beams both in the sitting room and kitchen/family room.

The light and airy accommodation extends to over 2300 sqft and currently in brief comprises of a generous reception hall with oak floor and stairs off to first floor with under-stairs airing cupboard and door leading to a cloakroom. A study overlooks the rear gardens and double doors open to a spacious triple aspect sitting room with a fine feature fireplace and French doors opening to the rear gardens. The dining room is an ideal reception for entertaining and currently used as a generous dual aspect play room and the large kitchen/breakfast room is designed to a classic Farmhouse style, fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces with built-in appliances and space for range oven. A large bay window and red brick period style fireplace are particular features and French doors open to the terrace and rear gardens. A useful separate utility room has a further range of fitted units, sink, oil fired boiler and door to side.

On the first floor is a spacious landing with built-in cupboard and window to front. The master bedroom has fitted wardrobe cupboards, enjoys stunning countryside views and is complemented by a stylish en-suite shower room. There are three remaining bedrooms, en-suite shower room, newly fitted dressing room/bedroom 5 and a spacious family bathroom completes the accommodation.



Outside

The property stands set behind a brick pillared entrance with twin five bar wooden gates opening to long shingled driveway providing extensive vehicle parking, turning space and access to a detached double garage.

A pair of five bar gates and picket fence leads to the rear gardens and to large paved patio terrace creating an ideal area for outdoor entertaining and al-fresco dining whilst enjoying the delightful westerly aspect. The gardens are mostly laid to lawn and interspersed by a variety of recently planted specimen trees. There are useful garden stores and delightful views are afforded across undulating countryside. All in about 1/3rd of an acre.

Location

Wickhambrook is conveniently located about 9 miles to the south west of the historic cathedral town of Bury St Edmunds and a similar distance from Newmarket, renowned for its connections with the horseracing industry. Both towns afford an excellent range of facilities with the A14 dual carriageway being accessed from either which thus provides fast road links to Cambridge, the Midlands and London via the M11. Local village facilities include public house, church, primary school, doctors surgery and post office/general stores.

Clopton Park is a prestigious residential development of just nine executive detached homes enjoying an elevated location commanding sweeping views across open countryside on the outskirts of the village.

Directions

From Bury St Edmunds travel south west on the A143 through Horringer and Chedburgh whereupon approaching Wickhambrook turn left just after Giffords Lane into Clopton Park.



- Reception hall, cloakroom
- Triple aspect sitting room with fireplace
- Dining room
- Study
- Farmhouse style kitchen breakfast room
- Utility
- Four bedrooms, dressing room/bedroom five
- Two en-suites, family bathroom
- Planning permission granted for two storey rear extension
- Ample parking, double garaging, generous gardens affording far reaching countryside views, all in about 1/3rd of an acre

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band G

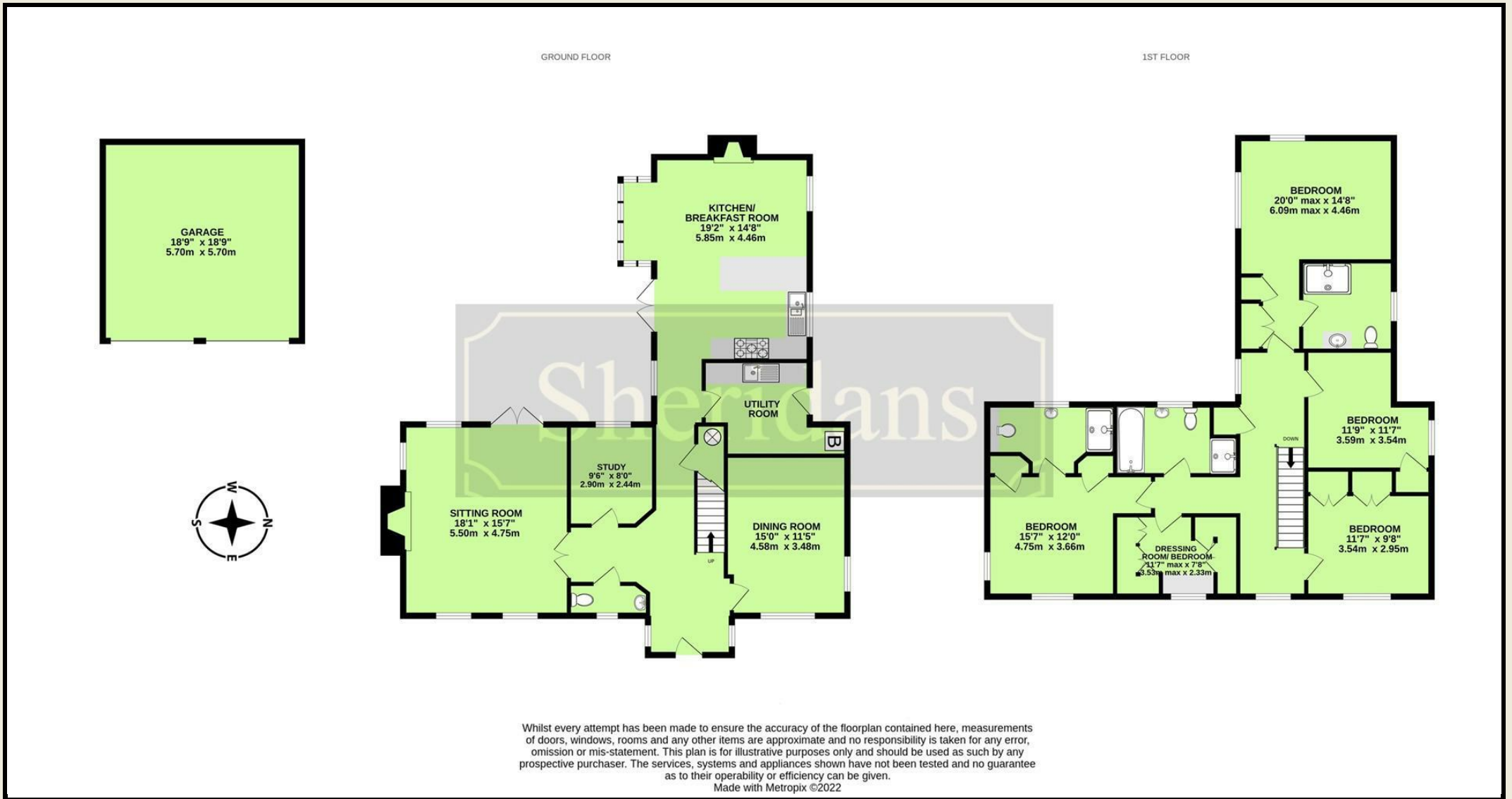
Planning permission has been approved - as per photo.

Agents notes

An area of land adjoining the property, Clopton Wood, of approx 1 acre, is designated solely for the usage of all owners of Clopton Park for which there is an annual maintenance charge of approx £200 per annum including contribution towards maintenance of roadway.

Full planning permission has been granted for a two storey rear extension (see plans attached)





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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