



Selling the finest properties across Suffolk

Sheridans

Clay Hall Lane, Acton, Sudbury

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Clay Hall Lane, Acton, Sudbury CO10 0AQ

Offers Over £799,995

A well crafted 5 bedroom detached family home situated in an extremely desirable location complemented by large private gardens. All in over half an acre.

Built about 40 years ago to a high standard and to a traditional design, this striking detached house of traditional brick construction beneath an attractive hipped plain tiled roof-line, provides spacious accommodation with well proportioned rooms and stands within wonderful gardens providing an excellent degree of privacy and seclusion, whilst situated in a enviable setting at the end of a small lane and shared private drive.

Benefitting from gas fired central heating and no onward chain, the accommodation in brief comprises double entrance doors opening to the spacious reception hall creating an impressive spacious first impression, with staircase off to the first floor galleried landing and doors to the main reception rooms, kitchen, and cloakroom. The study is a particularly bright room, with four windows overlooking front and side gardens. The sitting room is an ideal reception for relaxing featuring a brick fireplace and French doors to the rear gardens. Additional double doors connect the sitting room to the dining room creating an ideal reception for entertaining with large bay and windows overlooking the rear gardens.

The kitchen/breakfast room is the heart of the home, generously sized and well-equipped with a range of fitted units and integrated appliances. Off the kitchen, the utility room provides additional storage and workspace, with fitted units, space for appliances and the gas fired boiler supplying the central heating system.

Upstairs, the galleried landing leads to all five bedrooms and the family bathroom. The principal bedroom has windows to rear and side and has an en-suite bathroom in need of updating.

Outside

The house is approached through a pair of timber gates between brick walls and piers, opening to a gravel drive providing extensive vehicle parking, turning space and access to the detached double garaging. The front gardens are mostly laid to lawn, complemented by a variety of mature shrubs. The rear gardens are a particular feature, providing the occupants with total privacy and seclusion and a haven for wildlife. The rear gardens are mostly laid to lawn and bordered and interspersed by a variety of magnificent mature specimen trees and shrubs, creating all year round colour. There is ample space to the rear and side for a swimming-pool and to the rear of the house is a large paved terrace, creating an ideal area for outdoor entertaining and al-fresco dining. All in about 0.59 of an acre.

Location

The property enjoys a tranquil, private setting, down a shared private drive located off a small country lane in the heart of the village. Acton is a thriving village lying approximately 3 miles to the north of the market town of Sudbury. The village has a local store, primary school and doctors' surgeries are available in Long Melford, Lavenham and Sudbury. Sudbury is a thriving market town with good local shopping facilities including Waitrose, Sainsbury, Tesco and Aldi and a good range of day-to-day shopping facilities. The town retains a twice-weekly market and has a strong sense of community with many sports clubs and a wealth of other activities. There is a branch line railway station in Sudbury which provides access to Marks Tey where there are direct links to London's Liverpool Street station.

Directions

When travelling from the direction of Bury St Edmunds along the A134 towards Sudbury, after passing the turning to Long Melford, turn right signposted Acton. Follow the road into the village. Turn left into Clay Hall Lane and then the first right down the shared private drive, where the entrance to the house will be found further on the left.

- Ideal family home in stunning secluded setting
- Gated driveway, double garaging
- Large private gardens
- Tranquil location
- Reception hall with galleried landing
- Kitchen breakfast room, utility, cloakroom
- Sitting room, dining room
- Large study/snug
- Principal bedroom with en-suite (in need of updating)
- Four remaining bedrooms, family bathroom

Services

Mains electricity, gas, drainage and water.

Council Tax: Babergh District Council - Band G

Broadband speed: Up to 63 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

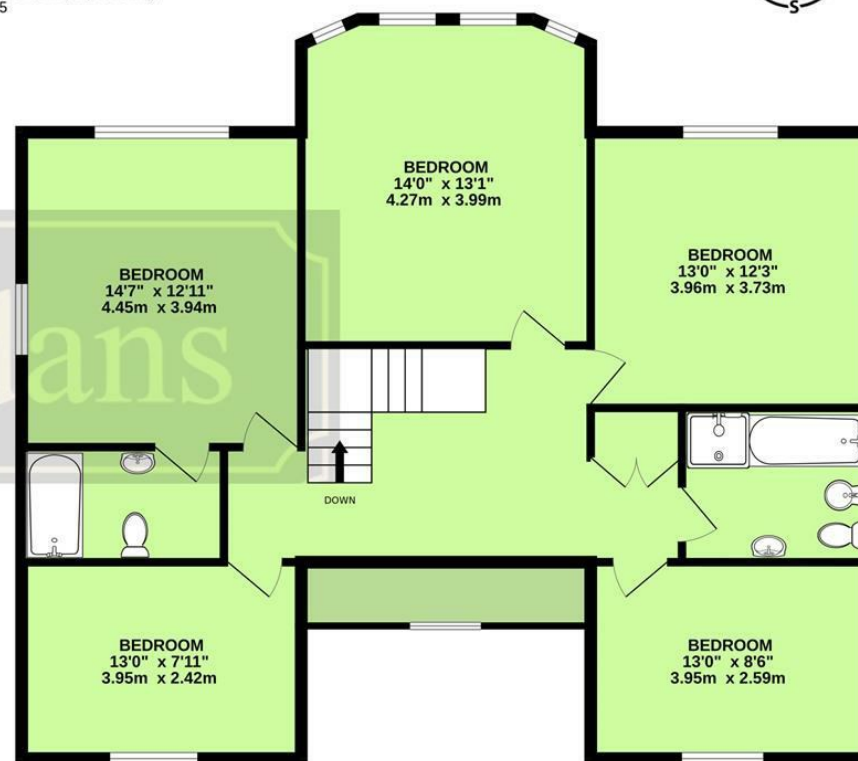
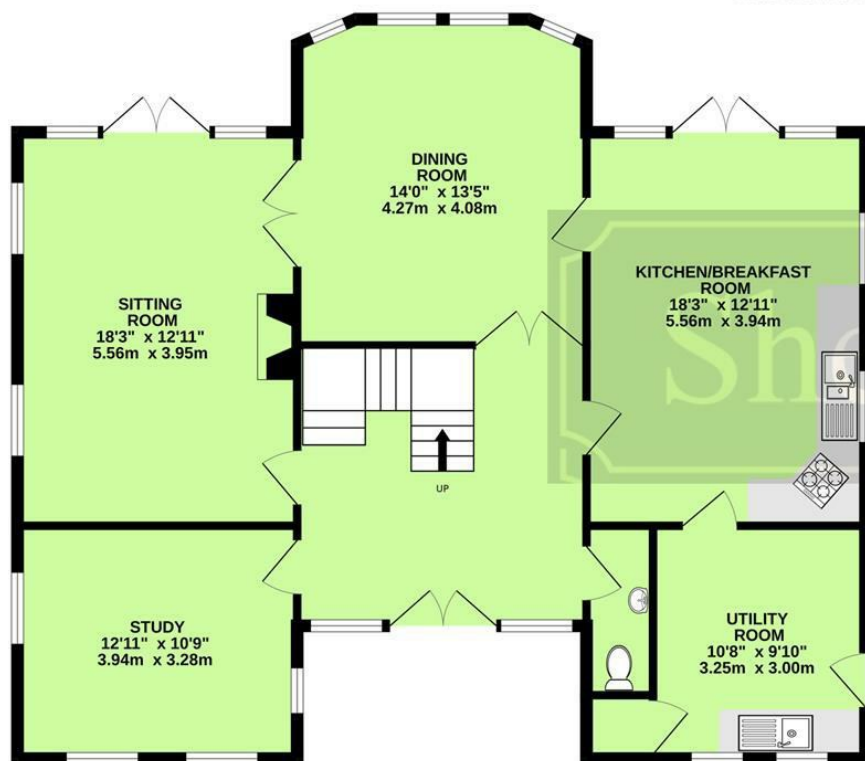
Flood Risk: Very Low Risk (source gov.uk)



GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.

1ST FLOOR
1085 sq.ft. (100.8 sq.m.) approx.

TOTAL FLOOR AREA : 2203 sq.ft. (204.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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