Kingsley Cottage
Valley Wash, Hundon, Suffolk
Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor’s surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.

This charming detached Grade II Listed thatched property is situated on the outskirts of the village convenient for local amenities. The property has retained many original period features including impressive inglenook fireplaces and exposed beams complemented by a modern kitchen and bathrooms, all set within large mature gardens incorporating a heated swimming pool and summer house. In all about 0.48 of an acre.

A charming detached Grade II Listed cottage on the outskirts of the village.

Entrance into:

SITTING ROOM A charming room enjoying a triple aspect and featuring a large inglenook fireplace with wood burning stove, oak flooring and painted beams opening through to the:

DINING ROOM Another charming room featuring a shelved alcove, painted beams and oak flooring in turn leading through to the:

KITCHEN/BREAKFAST ROOM The hub of the home this delightful area features another impressive inglenook fireplace with a wood burning stove, quarry tiled flooring and exposed beams and open studwork through to the Kitchen extensively fitted with a range of units under granite worktops with a sink and drainer inset. Appliances include a Rangemaster cooker with 5 ring hob, space for a fridge freezer and dishwasher and there is a large pantry cupboard.

GARDEN ROOM Situated to the rear of the property, this splendid double aspect room features panelled walls and bifold doors opening to the garden and is open plan through to the Music Room with outlook to the rear.

STUDY/BEDROOM A useful room which could be used as a ground floor bedroom, with storage cupboards.

UTILITY Space for a tumble dryer, plumbing for a washing machine and storage cupboards.

SHOWER ROOM Tastefully fitted with a WC, wash basin and tiled shower cubicle.

First Floor

BEDROOM 1 With outlook to the front and through to the En-Suite Bathroom fitted with a white WC, wash basin, a roll top bath, bidet and heated towel rail.

BEDROOM 2 Accessed via the:

DRESSING ROOM/NURSERY With fitted wardrobes and outlook to the side in turn leading to an additional:

BEDROOM/DRESSING ROOM With outlook to the front aspect.
The property is approached via electric gates opening onto a gravel driveway providing parking and turning for several vehicles in turn leading to a **Large Timber Store** with double doors. The gardens are a wonderful attribute to the property enjoying a variety of paved seating areas with expanses of lawn interspersed with mature beds and borders, trees and shrubs. The **Swimming Pool** enjoys a great deal of privacy with further paved seating areas and a **Summer House** whilst there is also a **Greenhouse** and the **grounds in all measure 0.48 of an acre**.

**SERVICES** Main water and electricity. Gel filled electric radiators. **NOTE** None of the services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council.

**VIEWING** Strictly by prior appointment only through David Burr.
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. 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.

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