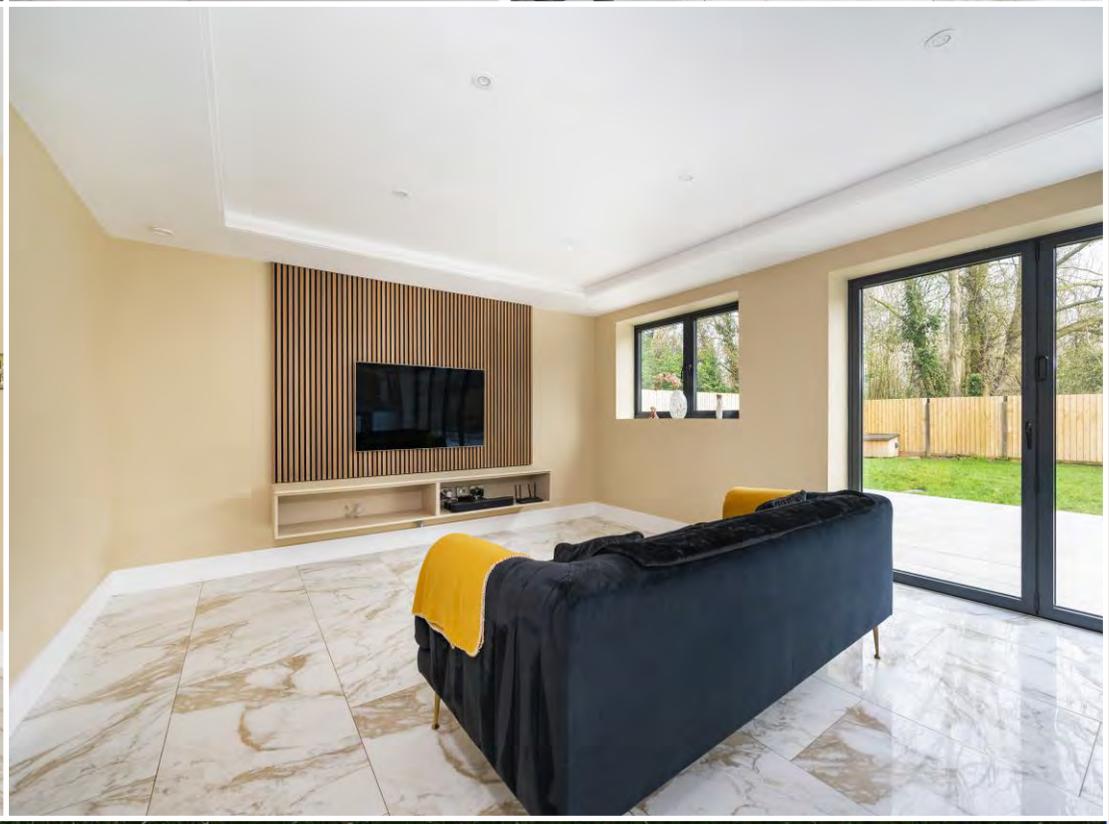




DAVID  
BURR

Bavarian House  
Chilton, Sudbury



# Bavarian House, Chilton Grove, Waldingfield Road, Chilton, Sudbury, Suffolk,

An exquisite bespoke built 5/6 bedroom new home  
finished to the highest of standards.

Sudbury station - 2 miles with commuter link to  
London Liverpool Street Station.

- Outstanding newly built home on a quiet no through lane
- High specification materials throughout
- High-grade Eco credentials including solar, battery storage, underfloor heating, MVHR system and air source heat pump
- Five bedrooms in main house (two with en-suite) and two further bath/shower rooms
- Cinema room and study/snug
- Open plan island kitchen/dining/living room.
- Utility/boot room and a ground floor cloakroom
- Detached double garage
- Studio over garage offering annexe potential
- Plenty of private parking on a gated driveway
- Starlink internet connection throughout entire home and garage/studio
- Private gardens with large terrace
- Close to town amenities and commuter links.



## LOCATION

Chilton is a charming little hamlet located on the outskirts of Sudbury which in turn is surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities. amenities providing a mainline station to London's Liverpool Street, serving the commuter.

## THE PROPERTY

Bavarian House is an outstanding, detached, brand-newly constructed home of considerable quality with a clear emphasis placed on the meticulous design, the quality of materials used, light and space. High specification accommodation measures in the region of 2800 sq ft in the main house and is arranged over three levels which includes a kitchen/dining/living room, a cinema room and a study/snug as well as a ground floor cloakroom and utility/boot room. On the first and second floors are five bedrooms (two with en-suites and dressing areas) and a further bath and shower room and dressing room on the second floor.

Outside, the property benefits from an extensive private driveway which provides parking for numerous vehicles and a double garage with cloakroom adjacent and studio above which provides a further 800 sq ft of space. A private garden to the rear contains an extensive terrace, area of lawn and outlook onto woodland behind.

POSTCODE: CO10 0PR

WHAT3WORDS: replace.snails.education

LOCAL AUTHORITY: Babergh District Council

COUNCIL TAX BAND: F



**ENTRANCE HALL:** An impressive entrance with polished marble effect tiles which continues throughout much of the ground floor and a staircase with glass balustrades leading to the first floor. Superb full height vaulted section with galleried landings above and contemporary feature lighting. Double cupboard off and doors leading to:-

**CINEMA ROOM:** A well-proportioned room with bespoke lighting including strip lighting and recessed LED spotlights. An 85' Samsung smart TV forms part of the sale together with a Samsung sound bar and surround sound system.

**SNUG/STUDY:** A versatile room with a number of potential uses and an outlook to the front.

**KITCHEN/DINING/LIVING ROOM:** A superb open plan room with a continuation of polished marble effect flooring. A particularly sociable layout provides an excellent space in which to entertain. Substantial central island with breakfast seating and a thick solid quartz top. Matching range of base and wall level units with quartz worksurfaces incorporating a one-and-a-half sink with Quooker tap over and a five ring AEG induction hob with quartz splashback and extractor above. Integrated appliances include two NEFF combination ovens, a NEFF coffee machine, NEFF dishwasher and a refrigerator. A range of aluminium bi-folding doors open onto terracing and provide a lovely outlook over the garden and onto woodland behind. Ample room for seating with a further 55' Samsung smart TV (also forming part of the sale). Door leading to:-

**UTILITY/BOOT ROOM:** With space and plumbing for a washing machine and space for a stacked tumble dryer if required. Plant cupboard off and aluminium glass panel door opening onto side access.

**CLOAKROOM:** Also with polished marble effect tiling, W.C., vanity suite and an electric heated mirror.

### First Floor

**GALLERIED LANDING:** Overlooking the entrance hall and with an outlook through floor-to-ceiling glass onto the driveway. Useful storage cupboard off, staircase with glass balustrades and fitted lighting leading to the second floor and further doors leading to:-

**PRINCIPAL SUITE:** A well-proportioned double room with numerous plug sockets (some with USB charging points) and reading lights to each side of the bed space. Opening leading to a **DRESSING ROOM** with plenty of space for shelving and hanging rails. Door leading to:-

**EN-SUITE:** Containing a shower with striking high quality marble effect porcelain tiles, rainfall style shower head and recessed shelving on each side. W.C. and ceramic vanity suite.

**BEDROOM 2:** A further comfortable double bedroom with high ceilings and a lovely view over the garden and onto woodland behind. Reading lights to each side of the bed space and a cleverly designed **dressing area**. Door leading to-

**EN-SUITE:** With high quality polished marble effect tiling, double width shower with glass screen and rainfall style shower head. W.C., and vanity suite with ceramic wash hand basin.

**BEDROOM 3:** A well-proportioned double bedroom with an outlook to the rear, extensive sockets and reading lights.

**BEDROOM 4:** A comfortable double bedroom with an outlook over the front and towards open countryside beyond.

**BATHROOM:** Luxuriously designed with impressive dark marble effect tiling to both the walls and flooring. Contemporary double ended bath with matte black mixer tap over. Separate double width shower with rainfall style shower head over, additional attachment below and recessed shelving. His and hers wash hand basins with polished quartz work surfaces and push drawer storage and shelving below. W.C., and twin electric heated mirrors.

### Second floor

**GALLERIED LANDING:** Overlooking the entrance hall below and with doors leading to:-

**BEDROOM 5:** With two fitted skylights with fitted blinds and an outlook over neighbouring woodland. This bedroom offers the potential to be treated as a further master suite as it lies adjacent to:-

**DRESSING ROOM:** A useful area suitable for storage or indeed as a study and with a door opening into:-

**SHOWER ROOM:** With an impressive walk-in shower with tiled surround and matte black fittings. W.C., and 'utopia' wash hand basin.

## Outside

The property is approached down a private no through lane which serves just a small number of high-quality dwellings. A mellow red brick wall encloses the drive way at the front with bespoke electrically operated double gates opening onto an extensive pebble driveway which provides plenty of off-road parking for numerous vehicles. The driveway leads onto a:-

**DOUBLE GARAGE:** Providing a high-quality sheltered area of parking with plastered walls, power and light connected and an electric roller door. Also containing battery storage from the solar system (see agents notes). Adjacent to the garage and separated by a lockable internal door (and also accessible from the driveway by an external door) is a hallway with a **CLOAKROOM** off, and a staircase rising to:-

**STUDIO:** A versatile area with the potential to convert into further accommodation to suit buyers with a need for multi-generational living or as a means to generate income through letting or holiday letting (subject to any necessary consents). Plenty of natural light through a range of skylights and a floor-to-ceiling window facing the house.

To the rear of the property is a private, enclosed garden with an extensive wrap around porcelain tiled terrace ideal for dining al-fresco which stands adjacent to the bi-folding doors from the kitchen/dining/living room. An area of lawn is enclosed by fencing and abuts woodland to the rear ensuring a high degree of privacy with an area of hard standing suitable for a garden shed.

**SERVICES:** Mains water and private drainage by klargester. Main electricity connected. Air source heat pump with underfloor heating across all three floors. **NOTE:** None of these services have been tested by the agent.

**INTERNET:** Starlink is connected which reaches the property in its entirety including the main house and garage with studio over.

**EPC RATING:** Band A (99) - A copy of the energy performance certificate is available on request.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

## Agent's Notes

The property comes with the benefit of a 10 year 'build-safe' warranty certificate.

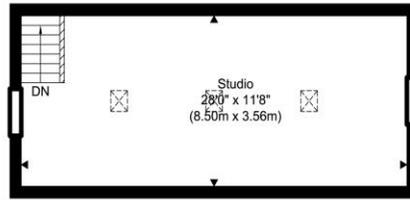
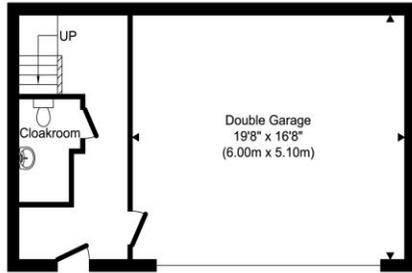
The solar system comprises 14 Viridian solar panels which face due south and are mounted discreetly on the rear elevation of the garage roof. Two batteries are fitted to provide storage with the potential for a buyer to fit an additional battery if desired.

The underfloor heating system runs across all three floors and allows for each individual room to be independently controlled.

Cat 6 cabling is installed in the double cupboard off the entrance hall to facilitate a home security system of the buyer's own choosing.



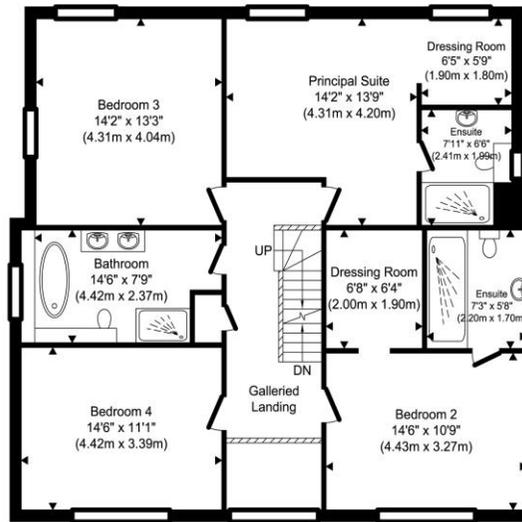




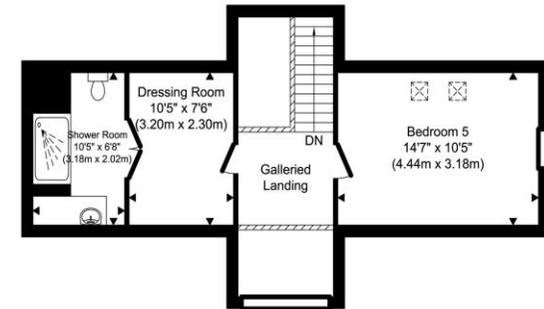
Outbuilding  
 Approximate Floor Area  
 792.33 sq. ft.  
 (73.61 sq. m)



Ground Floor  
 Approximate Floor Area  
 1190.70 sq. ft.  
 (110.62 sq. m)



First Floor  
 Approximate Floor Area  
 1160.56 sq. ft.  
 (107.82 sq. m)



Second Floor  
 Approximate Floor Area  
 373.83 sq. ft.  
 (34.73 sq. m)

TOTAL APPROX. FLOOR AREA 3517.43 SQ.FT. (326.78 SQ.M.)

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