



**Honeywood House,
Little Cornard, Suffolk.**

**DAVID
BURR**



HONEYWOOD HOUSE, LITTLE CORNARD, SUDBURY, SUFFOLK

Little Cornard is an attractive rural village about 3 miles from the market town of Sudbury with its commuter rail service to London's Liverpool Street. The major town of Colchester is about 11 miles distant and it offers a very comprehensive range of amenities.

A substantial detached house situated in a secluded location within short driving distance from the amenities of Sudbury. The accommodation is exceptionally generous and briefly comprises two large reception rooms, a study, a spacious kitchen/breakfast room, utility room and cloakroom. Upstairs are a total of five double bedrooms and three bathrooms. The property's gardens have been attractively landscaped and are primarily west facing and there is the further benefit of a detached double garage and ample off-road parking.

A substantial detached house in a secluded semi-rural location with west-facing gardens.

Solid wood front door leading to:-

ENTRANCE HALL: Particularly spacious and light with exposed brick to the walls and herringbone brick beneath the stairs which provides a useful area of storage. Further cupboard off and tiled flooring throughout. Fitted barrier matting and doors leading to:-

SITTING ROOM: 21'2" into bay x 14'4". (6.46m into bay x 4.37m) A well-proportioned reception room with dual aspect outlook over the property's grounds. The focal point of the room is a large fireplace with brick and tile surround and hearth with inset wood burning stove. Sliding doors open onto terracing.

DINING ROOM: 16'8" x 10'7" (5.08m x 3.23m) Currently in use as a double home office but with plenty of room for a dining table and chairs. Gas fireplace with stone surround and windows overlooking the driveway.

STUDY: 12'1" x 6'5" (3.69m x 1.98m) With laminate wood effect flooring, dual aspect outlook and plenty of space for working from home. Currently utilised as storage space.

KITCHEN/BREAKFAST ROOM: 20'2" x 16'0". (6.16m x 4.90m) Finished to a high standard and extended to provide ample space for a large dining table and chairs. The kitchen enjoys attractive views over the rear garden and provides a matching range of base and wall level shaker style cabinets with polished granite worksurfaces incorporating a double stainless-steel sink with mixer tap above, integrated Bosch dishwasher, large 'Britannia' Range cooker with fully tiled splashback and extractor above,

space for a large American style freestanding refrigerator and ample storage throughout. The room has been cleverly divided into two areas by a breakfast bar and benefits from underfloor heating. Door leading to:-

UTILITY ROOM: 14'6" x 8'. (4.44m x 2.45m) With a range of base level units with wood effect worksurfaces and splashbacks incorporating a large stainless-steel sink with mixer tap above and drainer to side, space and plumbing for washing machine and space for tumble dryer. Further space for freestanding refrigerator and ample space for coats and boots. Door leading on to terracing.

CLOAKROOM: Containing a WC and wash hand basin which the current owners plan to upgrade to upgrade prior to completion.

First Floor

GALLERIED LANDING: An exceptionally large area which could be utilised as a further reception space if required. Large range of windows providing far-reaching views to the front. Two useful storage cupboards with fitted shelving off and further doors leading to:-

MASTER BEDROOM: 15'7" x 11'5" (4.76m x 3.49m) A generous double room with open views to the front. Opening leading to:-

EN-SUITE: Fully tiled throughout with a luxurious raised bath, WC, large shower with fully tiled surrounds, wash hand basin with vanity cupboard below and large integrated mirror. Heated towel rail.

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BEDROOM 2: 12'6" x 10'7" (3.83m x 3.23m) Currently utilised as a dressing room with tiled flooring throughout and windows with pretty views to the front. Door leading to:-

JACK AND JILL BATHROOM: Currently disused but which will be reinstated by the current owners prior to completion.

BEDROOM 3: 12'2" x 11'4" maximum (3.72m x 3.47m max) A further double bedroom with attractive open views.

Second Floor

Some rooms have slightly restricted head height and therefore measurements are taken to the mid-point in the eaves.

LANDING: With skylights allowing for plenty of natural light and flooring which will soon be finished with engineered light oak flooring. Doors leading to:-

BEDROOM 4: 11'9" x 10'10" (3.6m x 3.32m) With engineered oak flooring, far-reaching views over neighbouring countryside and useful eaves storage.

BEDROOM 5: 11'10" x 10'10" (3.61m x 3.31m) With engineered oak flooring, wonderful far-reaching countryside views and useful eaves storage.

BATHROOM: With tiled flooring and partially tiled walls, panel bath with waterfall style shower head above, WC and wash hand basin with storage below and tiled splashbacks.

Outside

The property is approached via a quiet private 'no through road' and through wrought iron double gates which lead on to a brick paviour driveway providing **OFF ROAD PARKING** for multiple vehicles and with two areas of lawn. This in turn leads to a:-

DOUBLE GARAGE: 17'9" x 16'6". (5.42m x 5.05m) Currently utilised as a home gym with electric up-and-over doors, power and light connected and an inspection pit.

A passageway leads down the side of the property and through a wooden gate into the rear garden which has been designed with low maintenance in mind. The gardens have been attractively landscaped and surround the property on two sides and are primarily comprised of expanses of lawn bordered by large pebbled areas and terracing. The gardens are largely west facing and therefore enjoy an abundance of light particularly in the afternoon. A substantial **PERGOLA** covers a large paved terrace and there is further benefit of a detached:-

WORKSHOP/STORAGE SHED: Arranged into three parts with power and light connected. To the front of the storage shed is an area of decking.

SERVICES: Main water and electricity are connected. Private drainage by septic tank. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

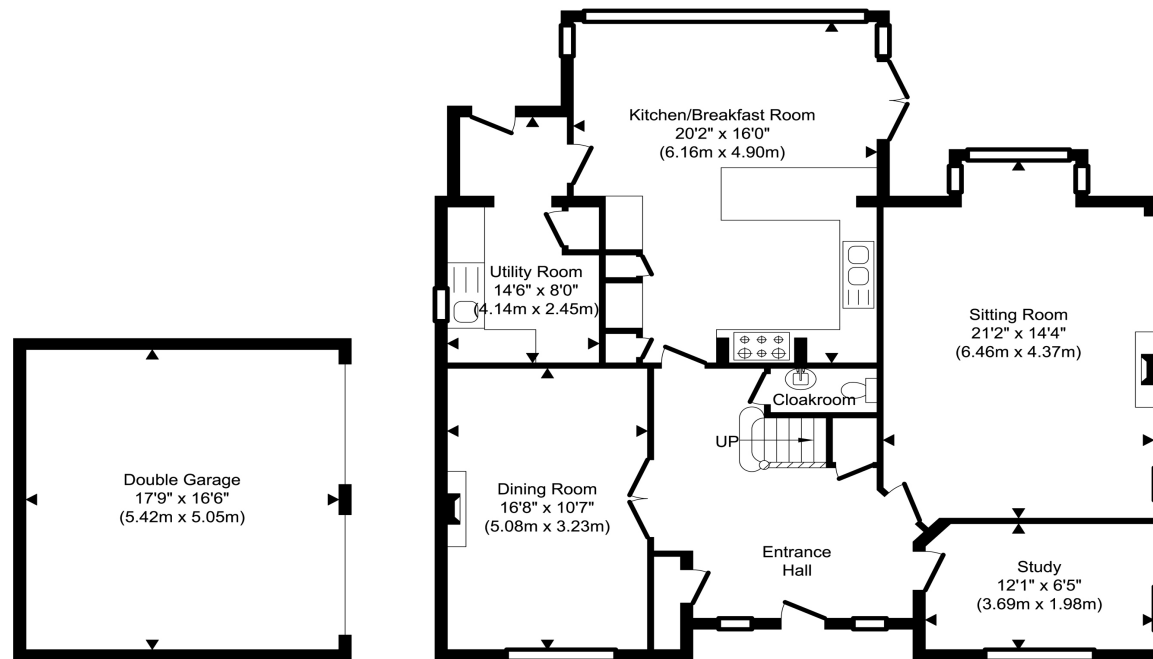
LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

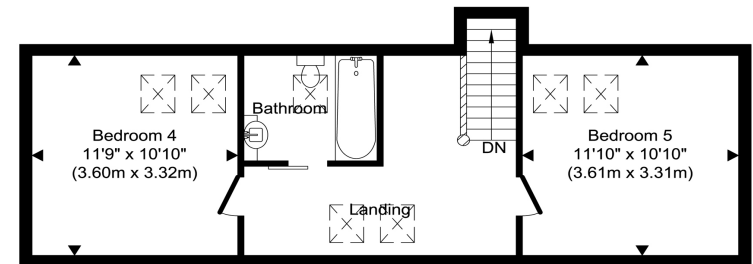
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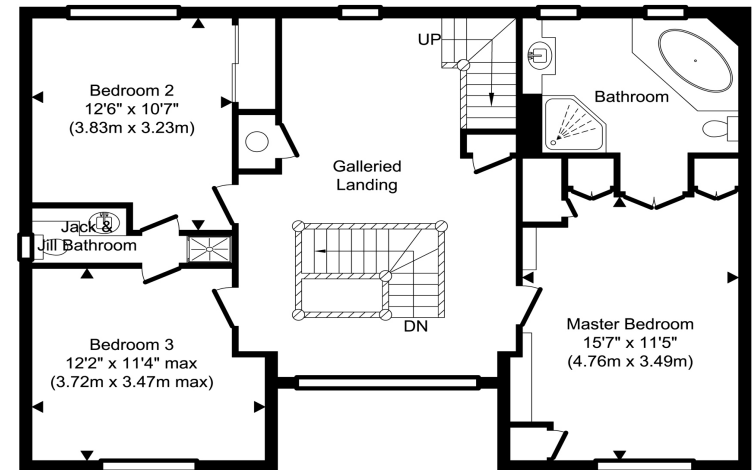


Garage
Approximate Floor Area
294.60 sq. ft.
(27.37 sq. m)

Ground Floor
Approximate Floor Area
1182.30 sq. ft.
(109.84 sq. m)



Second Floor
Approximate Floor Area
448.85 sq. ft.
(41.70 sq. m)



First Floor
Approximate Floor Area
916.97 sq. ft.
(85.19 sq. m)

TOTAL APPROX. FLOOR AREA 2842.74 SQ.FT. (264.10 SQ.M.)

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