



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

7 Clopton Park,  
Wickhambrook, Suffolk, CB8 8ND

Guide Price  
£750,000



*A handsome detached house  
occupying a prestigious village  
setting*

This substantial detached home provides an excellent level of accommodation and is set in large gardens with extensive parking and a double garage.

Clopton Park is an exclusive development of just 9 individually styled homes, located on the edge of Wickhambrook, nestled amongst glorious countryside yet within just 8.5 miles of the thriving market town of Bury St. Edmunds.

A unique feature of the property is that it enjoys shared private use of around 1 acre of managed woodland, located at the end of the cul-de-sac - perfect for family gatherings or just immersing yourself in nature.

The property, which is being sold with the benefit of having NO ONWARD CHAIN, offers around 2000 sq ft making it perfect for family living.

- CHAIN FREE detached family home
- Occupying a fabulous village setting
- Reception hall, cloakroom, study
- Spacious sitting room, dining room
- Large kitchen/family room, utility
- 5 Bedrooms, 2 en-suites, bathroom
- Oil fired heating, uPVC glazing
- Established gardens, double garage





The property has been successfully rented out for several years, and whilst it has been well maintained, it is perhaps now ready for some cosmetic updating, making it perfect for anyone wanting to add their own style to a property whilst significantly increasing its value.

The ground floor includes a large dual aspect sitting room with a woodburner, a separate dining room and a study. At the heart of the home is a superb kitchen/family room providing the perfect space for entertaining, with views over the gardens through a full-height bay window.

The first floor includes a dual aspect principal bedroom with en suite shower room, a guest bedroom with further en suite shower room, a family bathroom and 3 additional bedrooms.

#### Outside

The property is approached over a large driveway providing parking and turning for a number of cars and access to the double garage. A side access leads to the enclosed rear gardens which afford a very good degree of privacy and seclusion and are planted with a variety of mature shrubs and trees. There is a large patio area and ample space to the side of the house for additional parking or storage.

Agents note: As previously stated, Clopton Park is a private development with sole use of an area of enclosed wood/grassland, located opposite the house. Each of the 9 houses in Clopton Park pay an annual service charge of around £200 for upkeep.

Council Tax: Band G

Energy Performance Rating: D

Local Council: West Suffolk

Services: Mains electricity, water and drainage.

Heating Oil

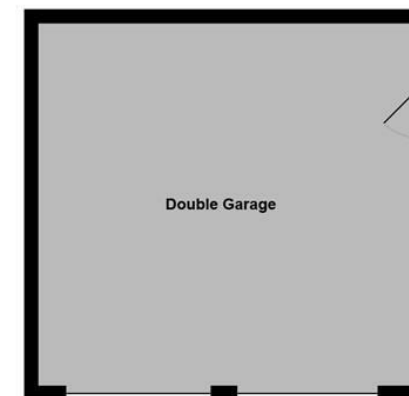
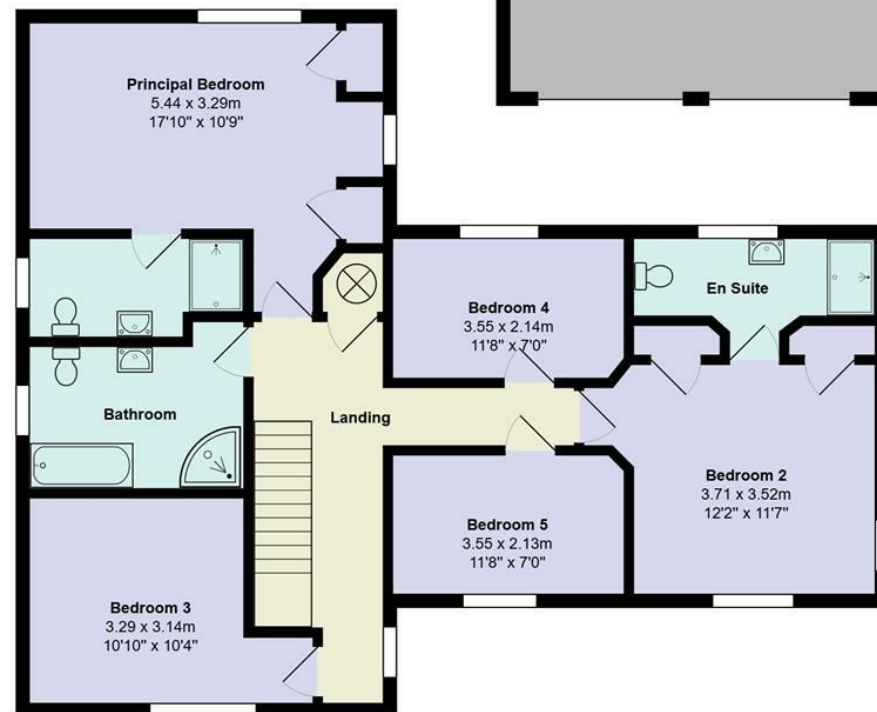
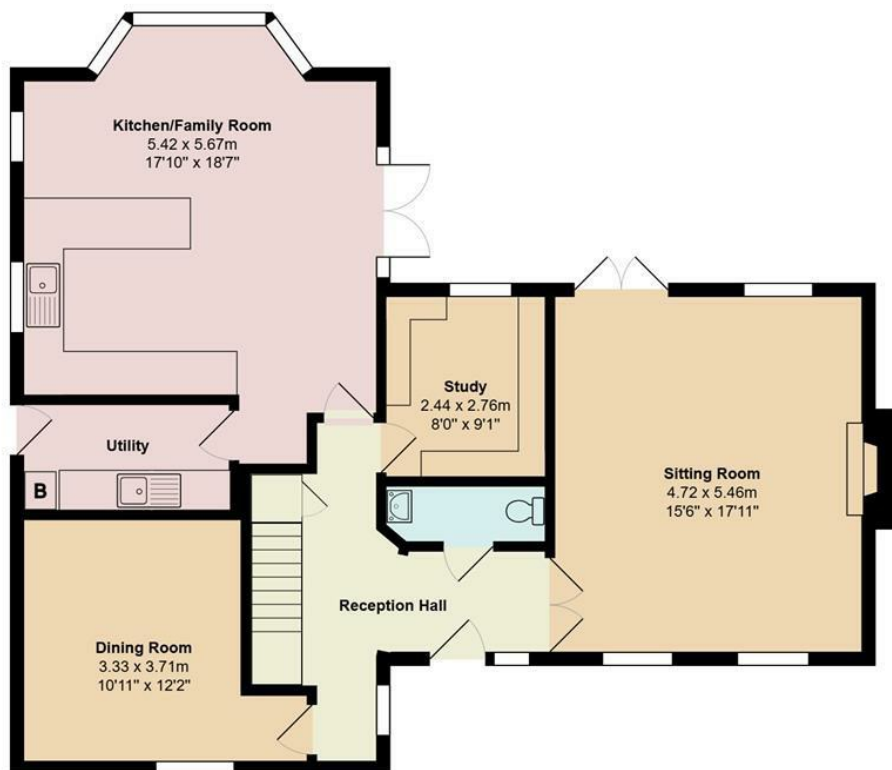
Broadband: Superfast broadband available (source: Ofcom)

Mobile Coverage: Service likely from all providers (source: Ofcom)

What3Words [///chins.verve.chemistry](https://www.what3words.com/)







Approx Total Area including Garage: 230.7 m<sup>2</sup> ... 2483 ft<sup>2</sup>

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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