

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



7 Clopton Park, Wickhambrook,  
Suffolk, CB8 8ND

Offers In Excess Of  
£700,000

## *A handsome detached house occupying a prestigious village setting*

This impressive detached home offers generous accommodation, set within expansive gardens and complemented by extensive parking and a double garage.

Clopton Park is an exclusive enclave of just nine individually designed homes, peacefully positioned on the edge of Wickhambrook. Surrounded by beautiful countryside, it offers the best of both worlds - a tranquil rural living yet within 8.5 miles of the historic market town of Bury St. Edmunds.

A particularly special feature is the shared access to approximately one acre of carefully managed woodland, located almost next to the house. Whether for family gatherings, children's adventures, or simply unwinding in nature, this unique space adds an exceptional lifestyle benefit.

The property, offered with NO ONWARD CHAIN, extends to almost 2,500 sq. ft (including the garage), providing an ideal layout for modern family life. In addition, a substantial loft offers excellent storage for those all-important family keepsakes.

- 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 is finished in a soft, neutral colour scheme that enhances the natural light and creates a wonderful sense of space. Well cared for and thoughtfully maintained, it provides something of a blank canvas, ready for new owners to add their own style and unlock its full potential.

The ground floor offers excellent versatility, featuring a spacious dual-aspect sitting room with a woodburner, a separate dining room, and a study - ideal for those working from home. At the heart of the home lies a very generously proportioned kitchen/family room - an ideal space for gatherings and everyday living. A striking bay window frames views across the garden while double doors lead out to the patio.

On the first floor, the principal bedroom enjoys a dual aspect and an en suite shower room. A generous guest bedroom with its own en suite, a family bathroom, and three additional bedrooms complete the accommodation.

#### Outside

A driveway provides plentiful parking and turning space, together with access to the double garage. The rear gardens, which are private and fully enclosed, are planted with mature shrubs and trees, creating a peaceful retreat. A large patio area offers the perfect setting for entertaining, while additional space to the side of the house provides flexibility for parking, storage, or further landscaping.

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)

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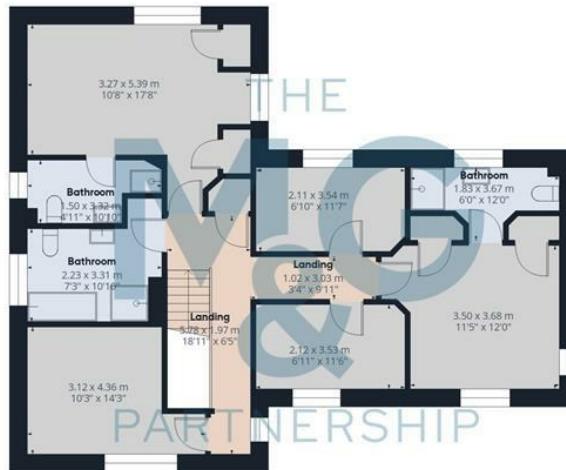


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Floor 0



Floor 1

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