



Brockley Green, Hundon, CO10 8DS

**CHEFFINS**



## Brockley Green

Hundon,  
CO10 8DS

- Wonderful Panoramic Views
- Substantial Plot
- Off Street Parking For Several Vehicles
- Tennis Court
- Potential For Self-Contained Annexe
- Impressive, Versatile Reception Rooms
- Seven Bedroom Family Home
- Six Bathrooms
- Excellent Working From Home Space
- 1.22 Acres (STS)

Nestled in the picturesque village of Hundon, this impressive detached family home offers an impressive seven bedrooms, six bathrooms and four light and airy reception rooms. Outside, the rear garden boasts vast greenery with the highlight of the private tennis court, perfect for sports enthusiasts or those looking to enjoy leisurely afternoons in the sun. A rare find in the heart of the Suffolk countryside which also offers Annexe potential. (EPC Rating D)

7 6 4

Guide Price £925,000







## LOCATION

The property is conveniently located within proximity to local villages including Kedington, Hundon and the town of Clare.

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a well regarded primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

The charming and picturesque village of Hundon with its highly regarded primary school, public house and village shop is located approximately six miles North East of the thriving market town of Haverhill and is within easy reach of the A143 providing access to Bury St Edmunds. Cambridge is approximately 22 miles distant, M11 (15 miles approx), Saffron Walden (18 miles approx).



## GROUND FLOOR

### ENTRANCE HALL

Sliding doors to storage cupboard, under stairs storage cupboard, doors to:

### LIVING/DINING ROOM

7.09m x 6.15m (23'3" x 20'2") Dual aspect windows, multi-fuel wood burner, radiator, French doors to conservatory, underfloor heating, door to kitchen.

### CONSERVATORY

4.80m x 3.61m (15'8" x 11'10") UPVC construction, power and light connected, French doors to garden.

### KITCHEN/DAY ROOM

8.66m x 6.02m (28'4" x 19'9") Matching range of base and eye level units, stainless steel sink with mixer taps, ceramic hob with extractor hood over, plumbing for dishwasher, space for fridge/freezer, open plan to Day Room. Stunning views over the gardens, vaulted ceiling providing a light and airy room, ceiling lights, French doors to rear and side, wood burner, underfloor heating door to:

### LAUNDRY ROOM

4.24m x 3.96m (13'10" x 12'11") Base and eye level units, stainless steel sink, plumbing for washing machine, space for tumble dryer, underfloor heating, window to rear, door to garden, door to:

### SHOWER ROOM

Three piece suite comprising walk in shower, low wc, vanity hand wash sink, extractor fan, heated towel rail.

### OFFICE

3.78m x 3.48m (12'4" x 11'5") Window to front, radiator.

### WC

Two piece suite comprising low level wc and vanity hand wash sink, heated towel rail.

### ANNEXE/FAMILY ROOM

11.99m x 5.16m (39'4" x 16'11") Generous light and airy room, two French doors to side, one set to rear, underfloor heating, stairs to first floor for direct access to principle bedroom.

## FIRST FLOOR

### LANDING

Door to storage cupboard, doors to:

## PRINCIPLE BEDROOM

5.38m x 3.56m (17'7" x 11'8") Staircase to annexe directly outside bedroom door, dual aspect windows, two radiators, fitted wardrobes, double doors to balcony which has uninterrupted views over open countryside and the gardens, door to:

### ENSUITE

Three piece suite comprising walk in shower, low wc, vanity hand wash sink, extractor fan, velux window.

### BEDROOM TWO

5.46m x 3.30m (17'10" x 10'9") Dual aspect windows, built in wardrobes, radiator.

### BEDROOM THREE

3.91m x 3.63m (12'9" x 11'10") Dual aspect windows, radiator.

### BEDROOM FIVE

3.71m x 2.84m (12'2" x 9'3") Window to front, radiator.

### BEDROOM SEVEN/STUDY

4.37m x 2.69m (14'4" x 8'9") Window to front, storage cupboard, radiator.

## FAMILY BATHROOM

Four piece suite comprising of panelled bath, double shower enclosure, double vanity hand wash unit, low wc, heated towel rail, obscure window.

## SHOWER ROOM

Three piece suite comprising of double shower enclosure, vanity hand wash unit, low wc, heated towel rail, storage cupboard, velux window.

## SECOND FLOOR

### LANDING

Velux window, doors to:

### BEDROOM FOUR

4.75m x 3.15m (15'7" x 10'4") Two velux windows, window to side, door to eaves storage, radiator.

### BEDROOM SIX

3.99m x 3.12m (13'1" x 10'2") Velux window, radiator.

## BATHROOM

Three piece suite comprising corner bath, vanity hand wash unit, low wc, heated towel rail, velux window, extractor fan.

## OUTSIDE

FRONT: There is a large shingle driveway, accessed via electric gate providing off road parking for multiple vehicles. This provides side access to the garden area.

REAR: The plot spans approximately 1.22 acres (STS), boasting expansive gardens with mature shrubs and trees and views over open fields. A fully refurbished tennis court sits to the far end of the garden. Nestled to the side of the garden you will find a garden room, green house, wooden shed and shingle area for seating. The rear garden is a particular feature with this exceptional property presenting an unparalleled opportunity to embrace a lifestyle of comfort, luxury, and natural beauty.

## AGENT NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

We have been made aware by the vendor that this property has oil central heating and a septic tank.

### VIEWINGS

By appointment through the Agents.

### SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Guide Price £925,000

Tenure - Freehold

Council Tax Band - G

Local Authority - West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Approximate Gross Internal Area 4107 sq ft - 382 sq m

Ground Floor Area 2391 sq ft - 222 sq m

First Floor Area 1288 sq ft - 120 sq m

Second Floor Area 428 sq ft - 40 sq m

Outbuilding Area 227 sq ft - 21 sq m

