DAVID BURR



Spring House

Hundon, Suffolk

Spring House, Chimney Street
Hundon, Suffolk CO10 8DX

A handsome country house with open views, generous gardens and the kind of rooms made for a busy family life.

There is something wonderfully unassuming about Spring House. From Chimney Street, its long, white rendered façade and traditional sash style windows give little away, but step inside and the house unfolds into a series of warm, characterful spaces, each with its own sense of purpose. At its heart is a generously proportioned kitchen and breakfast room. Exposed beams run overhead, while a range cooker anchors the space a room that feels made for slow Sunday mornings, muddy boots and long lunches that stretch well into the afternoon. Beyond lies a useful run of ancillary rooms, including a laundry and breakfast room, making the practicalities of family life feel pleasingly tucked away.

The principal reception rooms are arranged across the front of the house. The sitting room is particularly inviting, with a wood-burning stove set beneath a dark fireplace and bookshelves lining the walls an ideal spot to retreat to with a good book as the evenings draw in. Elsewhere, the dining room provides a more formal setting for gathering friends and family, while a further reception room offers the flexibility for a playroom, study or quieter snug.

Upstairs, the house continues to surprise with its scale. Four bedrooms are arranged across the first floor, including a particularly charming principal bedroom with exposed timber beams and a fireplace. There is a softness to these rooms; they feel comfortably removed from the bustle of downstairs, with views across the garden and surrounding countryside.

Outside, Spring House comes into its own. The garden has been created as a series of spaces for living outdoors: a decked terrace for morning coffee, planted borders, Victorian green house and lawns for children to play, and a sociable seating area beside an outdoor oven. Beyond the garden, the landscape opens out to fields and mature trees a constant reminder of the house's peaceful Suffolk setting where you will only be overlooked by the horses.

A traditional outbuilding sits alongside the garden, offering plenty of potential for storage, a workshop or, subject to the necessary consents, a more imaginative future use extending the kitchen.

Hundon is a village with a strong sense of community, surrounded by the rolling countryside of the Suffolk and Essex border. The market towns of Clare, Haverhill and Sudbury are all within easy reach, while the surrounding lanes offer miles of walks, cycling routes and the simple pleasure of being properly immersed in the countryside.

Spring House is a home with room to grow into a place for family suppers, summer afternoons in the garden and winter evenings beside the fire, all set against the quiet rhythm of village life.

DAVID BURR

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PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 4.
- Bathrooms: 2.
- Off-road parking for multiple vehicles..
- Services: Mains water, electricity. Oil-fired heating. Domestic treatment plant (Klargester).
- EPC: Band TBC.
- Communication Services: Broadband. Yes. Speed up to 220 mpbs upload. and 1800 mpbs download. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or https://checker.ofcom.org.uk/.

- Council Tax: Band F. £3,396.57 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities.

USEFUL INFORMATION

Towns and Villages

Cambridge (24 miles)
Bury St Edmunds (14 miles)
Newmarket (14 miles)
Sudbury (12 miles)
Clare (3 miles)

Pubs and Restaurant

The Rose & Crown, Hundon
The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (2 miles)
Culford School (20 miles)
The Perse School (17 miles)

Train Stations

Cambridge (24 miles)
Audley End (19 miles)
Bury St Edmunds (14 miles)
Sudbury (12 miles)

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MR&MRS STARK

















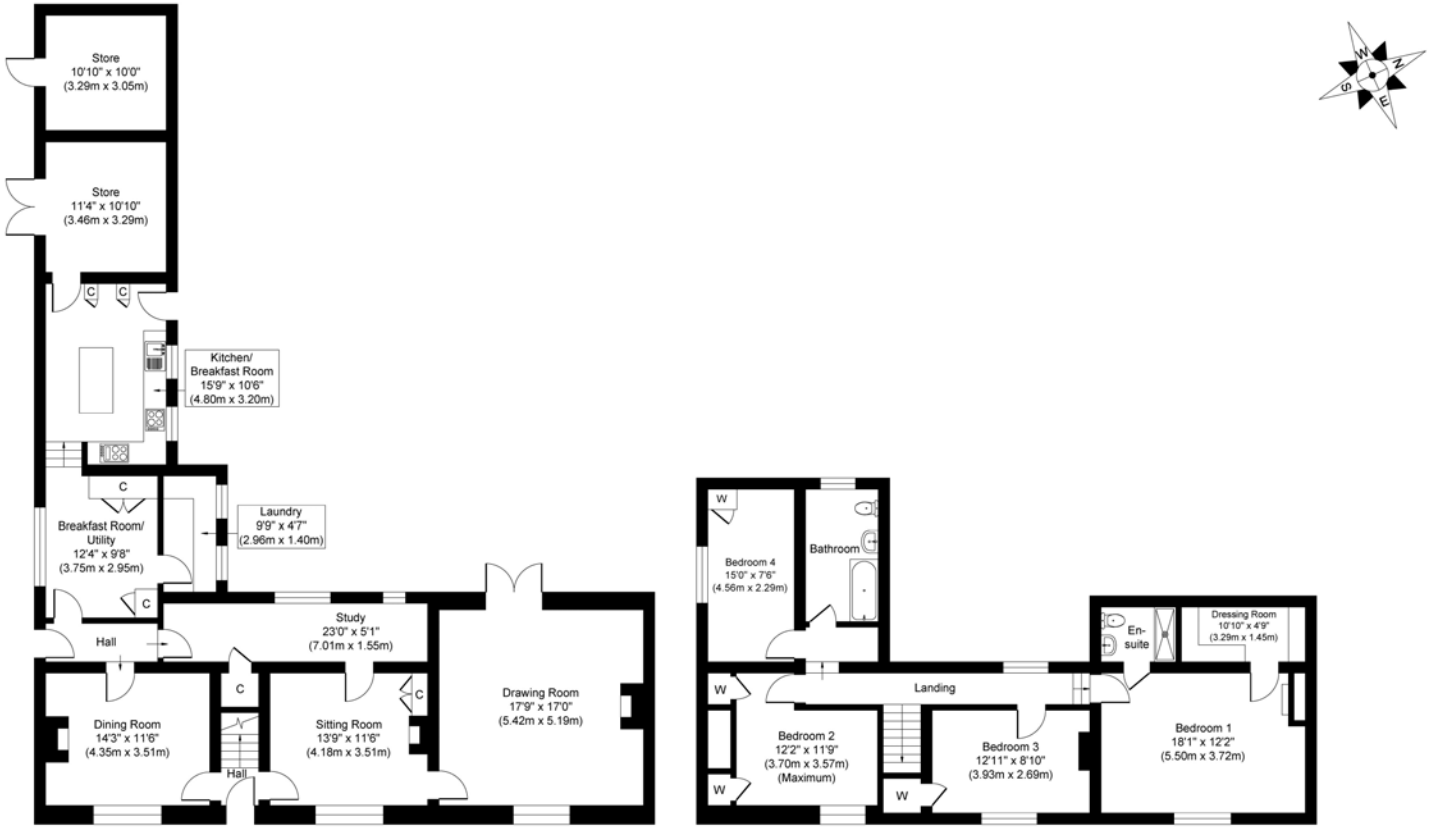








FLOORPLAN



Ground Floor
Approximate Floor Area
1488 sq. ft
(138.25 sq. m)

First Floor
Approximate Floor Area
961 sq. ft
(89.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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