



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BLACKLANDS LANE, SUDBOURNE, IP12 2AX

TENURE : FREEHOLD

GUIDE PRICE £695,000

- Detached Equestrian Property
- 3.6 Acre Plot
- Four Bedrooms
- Three Reception Rooms
- Oil-Fired Central Heating
- Outbuildings Inc. Stable Block

THE ACCOMMODATION



Entrance Porch & Reception Area 6.68m x 2.80m (21' 11" x 9' 2")

(Measurement of Reception Area) A welcoming reception area; ideal for use as for those working from home. There's a York stone half-height wall providing a defined working area. There's access to the...

Living Room 5.53m x 5.00m (18' 2" x 16' 5")

With feature fireplace and inset stove, bow window to rear aspect and sliding patio doors to the garden.



Dining Room 4.75m x 3.58m (15' 7" x 11' 9")

With window and glazed double doors overlooking and giving access to the garden.

Study 3.94m x 2.55m (12' 11" x 8' 4")

With window to side aspect.

Kitchen 3.76m x 3.62m (12' 4" x 11' 11")

(Max measurements of irregular shape room) Fitted with a range of wall and base units, with work surfaces over, inset sink/drain unit, electric hob, built-in double oven, window to front aspect, and door to...

Utility Room 3.33m x 0.00m (10' 11" x 0')

With base units and work surface over, sink/drain unit, plumbing for washing machine, oil-fired boiler, built-in storage cupboards, window to front aspect and door to the side aspect to the driveway.



Bedroom One 4.33m x 3.57m (14' 2" x 11' 9")

With window to rear aspect.

Bedroom Two 3.70m x 3.29m (12' 2" x 10' 10")

With window to front aspect.

Bedroom Three 3.59m x 2.96m (11' 9" x 9' 9")

With window to rear aspect.

Bedroom Four 3.57m x 2.37m (11' 9" x 7' 9")

With window to rear aspect.

Bathroom

Fitted with a WC, wash basin and bath with shower over, and window to front aspect.

Shower Room

Fitted with a WC, wash basin and shower enclosure.

Outside

The property is accessed through a wooden pedestrian and vehicular gate to a shingled driveway with a lawned area to the front. The driveway continues to the side of the bungalow leading to a double garage, which has power and light connected, and to the rear garden which has a lawn, pond, mature shrubs and a patio area. Beyond the initial garden area is an area of woodland, with a stable block with water connected, and three paddock areas with fencing, running water and stores.

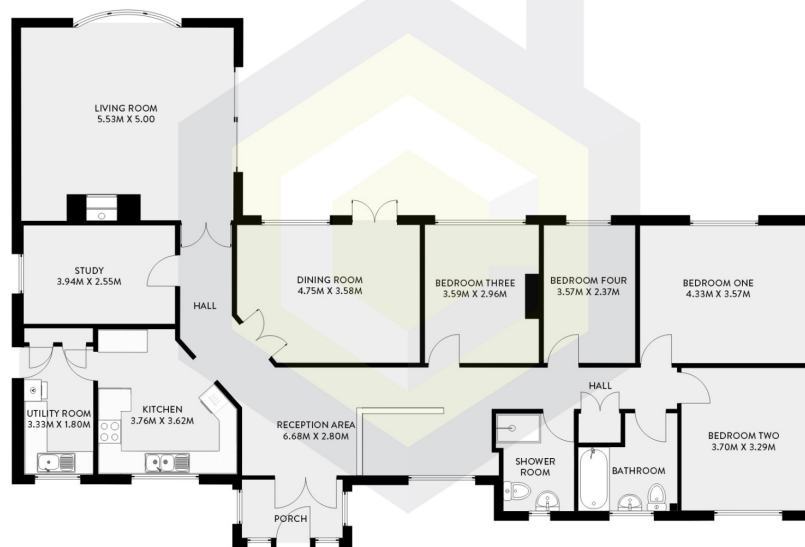
THE PROPERTY & LOCATION

A spacious detached home occupying a generous plot of around 3.6 acres including paddocks and woodland. The property offers generous accommodation extending to around 1745 square feet comprising an entrance porch and reception hall, living room, dining room, study, kitchen, utility room, four bedrooms, a bathroom and shower room. There's a number of outbuildings, oil-fired central heating, and double glazed windows.

Sudbourne is a small village situated on the road between Snape and Orford, providing excellent access to the coast, forest and countryside walks. Woodbridge is approximately eight miles distant.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

CORNERSTONE



Council Tax Banding : E

We understand from our vendor that the property is connected to mains electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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