



Chilton Hall Farm
Chilton, Sudbury, Suffolk

**DAVID
BURR**



CHILTON HALL FARM, WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 0PS

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A characterful detached farmhouse situated in a rural position on the edge of a thriving Suffolk market town. Dating back to approximately 1860, the property is unlisted and offers versatile accommodation which includes three/four reception rooms, four bedrooms (master with ensuite) and a family bathroom in the main house. There is the additional benefit of a fully self-contained annexe ideal for multi-generational living or to provide supplementary income and attractive gardens border open farmland with wonderful far-reaching countryside views.

An unlisted detached farmhouse in a rural position with beautiful farmland views.

Front door leading to:-

BOOT ROOM/ UTILITY ROOM: 13'3" x 4'6" (4.04m x 1.38m) With tiled flooring and space and plumbing for a washing machine and tumble dryer above as well as plenty of space for coats and shoes and a solid oak door leading to:-

ENTRANCE HALL: With solid oak flooring which continues throughout much of the ground floor, exposed timbers and brickwork, staircase rising to first floor and openings leading to:-

KITCHEN/DINING: 31'6" x 16'6" > 15'10" (9.61m x 5.04m > 4.82m) A wonderfully bright and particularly sociable open space.. An area suitable for a large dining table and chairs is situated in a sympathetic extension finished with exposed timbers and brickwork and with wonderful dual aspect views across the property's gardens and onto open countryside beyond. Range of bi-folding doors opening onto terracing and skylight allowing for plenty of natural light. The kitchen contains a matching range of base and wall level shaker style cabinets with worksurfaces incorporating a five-ring Lamona induction hob with extractor fan above and tiled splashbacks. Stainless-steel one-and-a-half sink with mixer tap above and drainer to side and window with beautiful

farmland views. A range of integrated appliances include NEFF electric combination double oven, integrated refrigerator and freezer and further space for a free-standing appliance if required. Integrated dishwasher and plenty of storage throughout together with exposed timbers to the ceiling.

UTILITY ROOM: 8'8" x 4'11" (2.63m x 1.51m) A further useful space with a door opening onto the rear gardens and space for a free-standing tumble dryer and integrated cupboards.

DRAWING ROOM: 17'0" x 12'1" (5.18m x 3.69m) A wonderful room with a wealth of characterful features including exposed timbers to the walls and ceilings and exposed mellow red brick. The focal point of the room is a centrally positioned wood burning stove situated on a tiled hearth with brick plinth to each side and oak bressumer over. Continuation of solid oak flooring and uPVC double doors opening onto the terrace which receives the best of the afternoon sun.

STORE: 7'10" x 4'11" (2.38m x 1.50m) Currently utilised as storage but with clear potential to be used as a study if required.

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STUDY: 12'0" x 10'0" (3.65m x 3.04m) Particularly bright and currently utilised as an area to work from home but which could be utilised in a variety of ways. Wonderful dual aspect views and a feature fireplace.

CLOAKROOM: With tiled flooring, traditional style WC, partially tiled walls and a wall mounted wash hand basin.

First Floor

LANDING: With a useful airing cupboard off and further doors leading to:-

MASTER BEDROOM: 15'4" x 12'2" (4.68m x 3.71m) An exceptionally generous double room with wonderful far-reaching views over open farmland and towards Chilton Church beyond. Large range of floor-to-ceiling fitted wardrobes with mirror fronted sliding doors and inset shelving and hanging rails. Pretty feature fireplace with mosaic tiled hearth and wooden surround and a solid oak door leading to:-

ENSUITE: 8'5" x 6'6" (2.57m x 1.98m) With tiled flooring and partially tiled walls and containing a large corner shower cubicle with glass sliding doors. WC, pedestal wash hand basin and window with far-reaching views.

BEDROOM 2: 12'10" x 8'2" (3.90m x 2.48m) A double bedroom with a large range of mirror fronted floor-to-ceiling wardrobes and a pretty Victorian style feature fireplace.

BEDROOM 3: 11'11" x 8'5" (3.64m x 2.57m) A further double room with open views towards farmland.

BEDROOM 4: 15'2" x 8'5" (4.62m x 2.56m) A generous double bedroom with wonderful far-reaching countryside views across the property's rear garden and beyond.

FAMILY BATHROOM: 9'11" (max) x 7'11" (3.02m x 2.42m) With a large double width walk-in shower with fully tiled surround and a glass screen. WC, pedestal wash hand basin with tiled splashback, heated towel rail and a combination of open fronted recessed shelving and storage cupboards.

Outside

The property is approached via a farm track which serves Chilton Hall Farm and a small number of other dwellings as well as a working farm. The track leads onto a tarmac driveway which provides **OFF-ROAD PARKING** and in turn leads onto:-

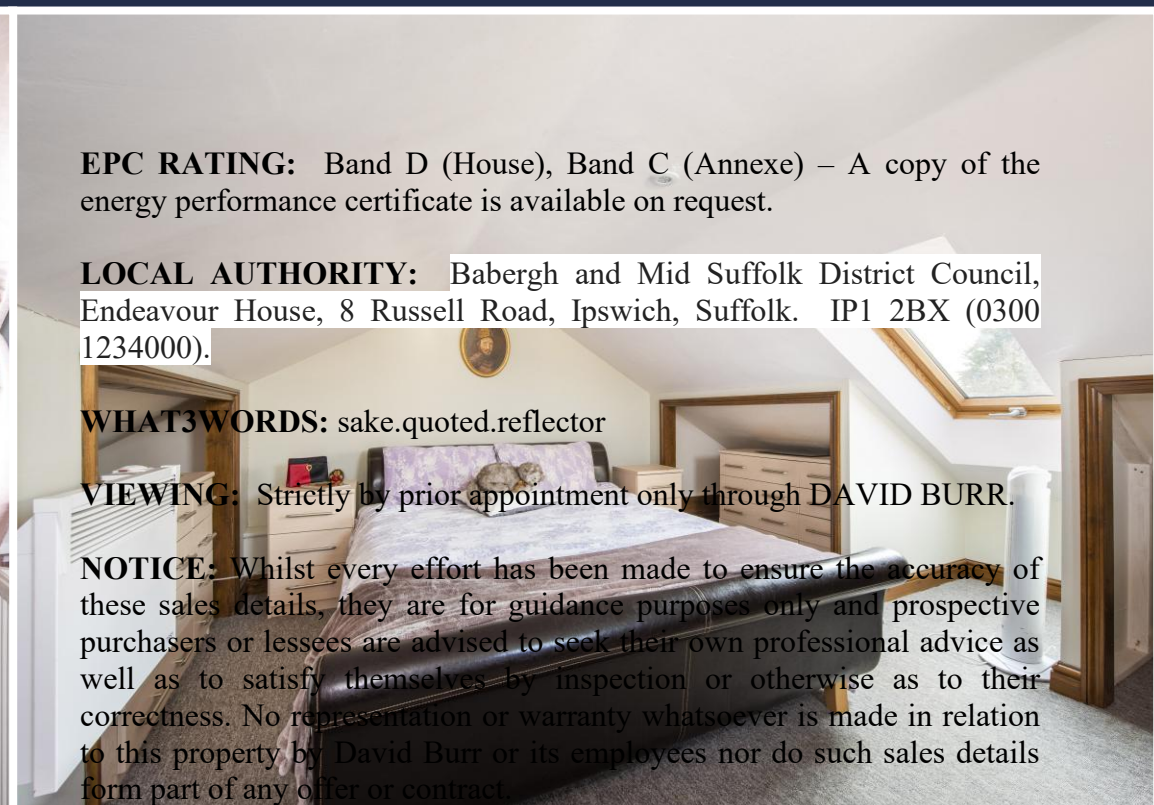
THE CREAMERY: An attractive building finished with brick and flint beneath a slate roof currently utilised as a workshop.

The Annexe

Fully self-contained and with a doorway which, while currently sealed, could easily be re-instated to provide a direct link to the main house. Ideal for use as multi-generational living, as a holiday let (subject to necessary permissions) or for guest accommodation. The accommodation includes:-

KITCHEN/BREAKFAST ROOM: 20'9" (max) x 8'0" (6.32m x 2.43m) Finished in a farmhouse style with a matching range of base and wall level units and solid wooden worksurfaces incorporating a butler sink with traditional mixer tap above and a four-ring Bosch induction hob with tempered glass splashback and extractor fan over. Space for a free-standing refrigerator/freezer and further appliances if required.

UTILITY AREA: With space and plumbing for a washing machine and tumble dryer above.



EPC RATING: Band D (House), Band C (Annexe) – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

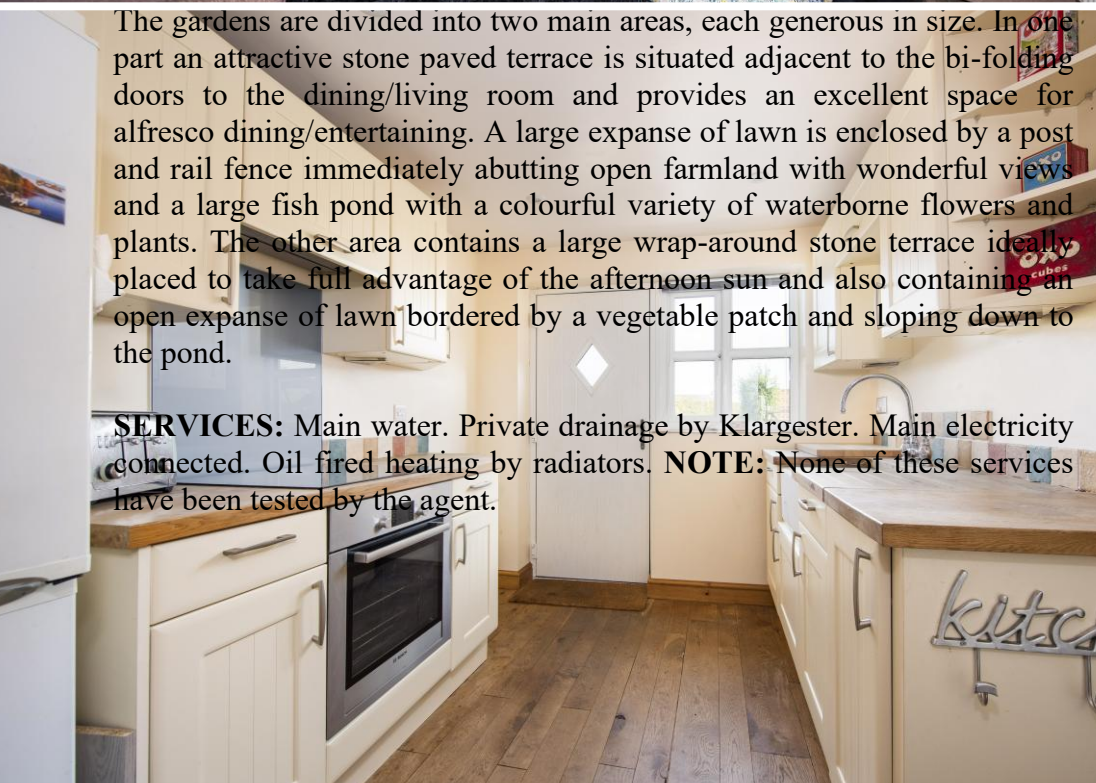
WHAT3WORDS: sake.quoted.reflector

VIEWING: Strictly by prior appointment only through DAVID BURR.

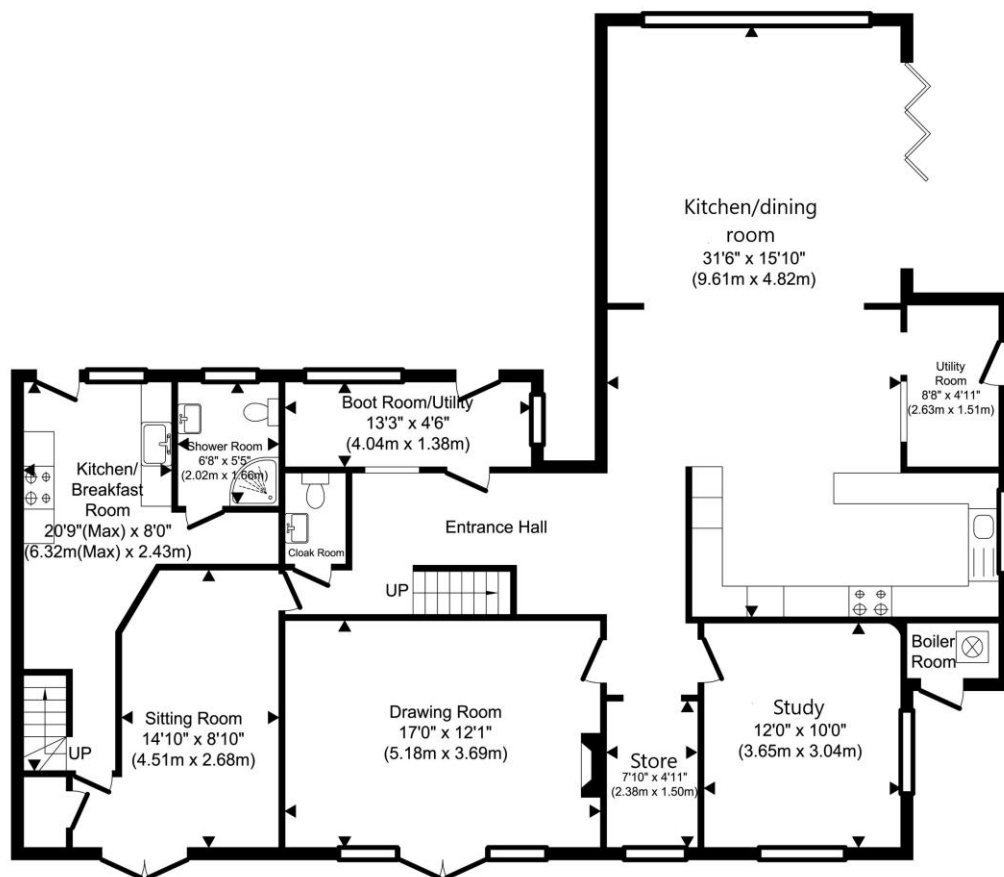
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The gardens are divided into two main areas, each generous in size. In one part an attractive stone paved terrace is situated adjacent to the bi-folding doors to the dining/living room and provides an excellent space for alfresco dining/entertaining. A large expanse of lawn is enclosed by a post and rail fence immediately abutting open farmland with wonderful views and a large fish pond with a colourful variety of waterborne flowers and plants. The other area contains a large wrap-around stone terrace ideally placed to take full advantage of the afternoon sun and also containing an open expanse of lawn bordered by a vegetable patch and sloping down to the pond.

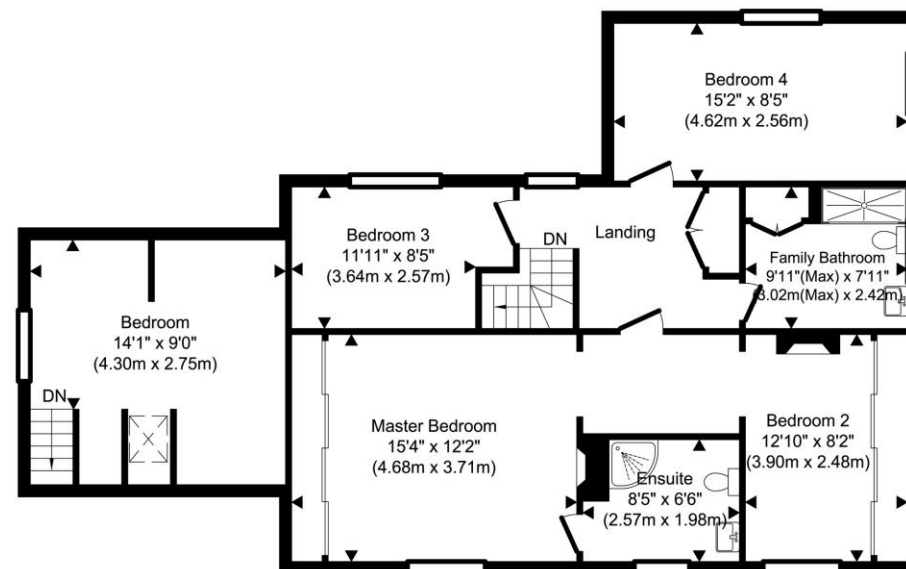
SERVICES: Main water. Private drainage by Klargester. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.



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Ground Floor
Approximate Floor Area
1559.04 sq. ft.
(144.84 sq. m)



First Floor
Approximate Floor Area
984.35 sq. ft.
(91.45 sq. m)

TOTAL APPROX. FLOOR AREA 2543.40 SQ.FT. (236.29 SQ.M.)

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