

DAVID
BURR



Kingsley Cottage

Hundon, Suffolk

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Valley Wash, Hundon, Suffolk CO10 8EJ

A charming Grade II Listed period thatched cottage having benefited from a new re-thatch. The property enjoys extensive grounds measuring in all about 0.40 acres, including a heated swimming pool and delightful country gardens.



- Charming Grade II Listed period thatched cottage
- Newly re-thatched
- Extensive grounds in all about 0.40 acres.
- Parking and turning for multiple vehicles
- Heated Swimming pool
- Delightful country gardens



INTERIOR

Via BOOT ROOM with brick tile flooring and door into the open-plan SITTING ROOM/SNUG AREA with inglenook fireplace with a log burning stove inset, upon a quarry tiled hearth with bresummer over, range of oak flooring and abundance of natural light, exposed beams and a door through to the KITCHEN/BREAKFAST ROOM newly fitted Magnet kitchen comprising an extensive range of wall and base units under quartz worktop with separate preparation island with Butler sink inset. Integrated appliances include a fridge/freezer, dishwasher and a SMEG range-style cooker. Oak flooring and bi-fold doors leading out. DINING ROOM another charming reception room with exposed beams and an inglenook fireplace with a log burning stove upon a quarry tiled hearth with inset seating. Plenty of space for a breakfast table and chairs. Door with staircase leading to the first floor and original front door. Exposed beams open to a PARTY KITCHEN comprising a range of full height and under counter units under a quartz worktop with a 1.5 bowl ceramic sink inset. The space is ideal for use when entertaining. REAR HALL with stable door leading out and door to BEDROOM 4 with a range of built-in cupboards and outlook to the rear. UTILITY ROOM with storage cupboard, shelving, part panelled walls and space and plumbing for a washing machine and tumble dryer. SHOWER ROOM comprising a large walk-in tiled shower cubicle, vanity sink unit, WC, heated towel rail, roof window and extensively tiled walls and flooring.

FIRST FLOOR

The first floor features a split-level landing providing access to the MASTER SUITE comprising exposed brickwork, wardrobe, outlook to the front and steps up and down lead to an En-Suite Bathroom comprising a roll top bath with shower attachment over, bidet, WC, vanity sink unit, heated towel rail and part-tiled walls. BEDROOM 2 is accessed via a NURSERY/DRESSING ROOM with a range of built-in wardrobes and outlook to the front and Bedroom 2 features exposed brickwork, recessed shelving and a door with stairs up and down leading to BEDROOM 3 with outlook to the front.

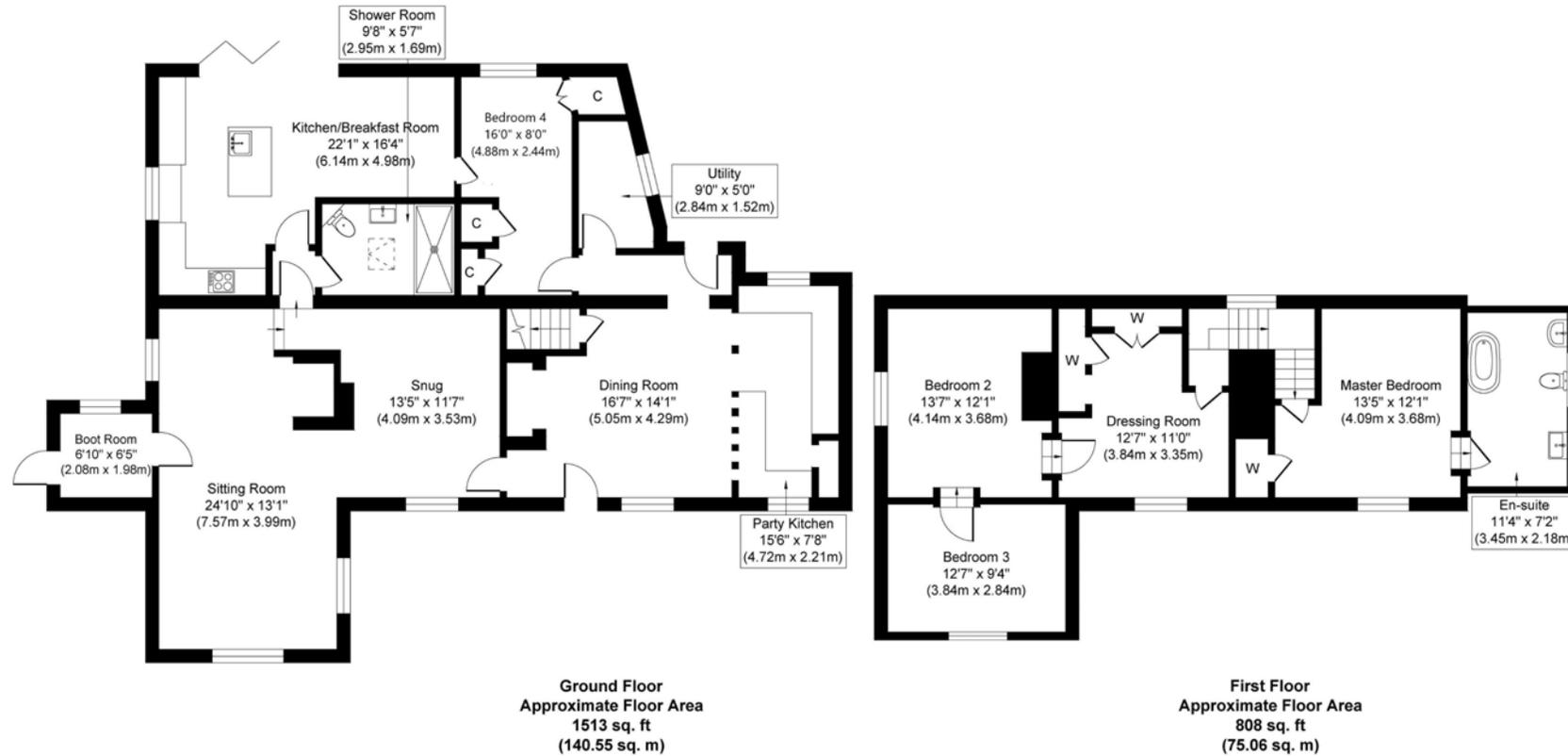


EXTERIOR

The property sits on a generous 0.40 acre plot. A pair of Suffolk gates and a personnel gate provide access from the road into an extensive gravelled parking area providing parking and turning for multiple vehicles, with a high-level hedge border offering privacy to the front. A range of mature trees screens the parking area from the garden with an opening providing access to an extensively paved dining terrace with retaining wall, steps lead up to a paved pathway leading through to a charming rose arbor with access leading to the lawn. An expansive traditional lawn interspersed with a range of mature trees, flower beds, greenhouse, garden shed, Garden Machinery Shed, natural pond. A secondary raised seating area, ideally positioned to enjoy the south and westerly sunshine. The gardens also feature a heated SWIMMING POOL enclosed with railings and surrounded with a composite decked pool area with POOL ROOM and seating areas adjacent.



Floorplan



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.

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Hundon, Suffolk

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, while Haverhill (7 miles) offers a wider election of shops and leisure facilities. For the commuter, access to Cambridge (22 miles), London Stansted Airport (around 40 minutes' drive) and the M11 corridor. There is a mainline rail station at Audley End (19 miles) direct into London Liverpool Street.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Electric heating.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £2,743.00 per annum.

PROPERTY POSTCODE: CO10 8EJ.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload.
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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: None.

ASBESTOS/CLADDING: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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