Main Street

Sudborough NN14 3BX



EXPERIENCE EXCELLENCE



Situated within the idyllic and highly sought-after village of Sudborough, this exceptional character home, while not listed, is set within a designated conservation area and has been extensively renovated by the current owners to an outstanding standard.

Blending period charm with modern living, the property offers neutral décor throughout, a high-specification bespoke kitchen complete with a four-oven Aga and module, alongside a range of integrated modern appliances. The home further benefits from beautifully appointed bathrooms, a wealth of exposed original features, and comprehensive modernisation throughout both the house and its grounds.

Set within an impressive plot of approximately 2.5 acres, the property is ideally suited to equestrian use. The stunning south-facing gardens are truly breathtaking, while the enclosed walled garden incorporates a ménage, along with five further stables and three paddocks extending to approximately 1.4 acres.

The equestrian facilities are excellent, comprising a timber stable block with three stables and a tack room, an additional timber-built stable block providing two further stables, a timber double garage, and a professionally constructed arena measuring approximately 36m x 19m, finished with a Flexiride surface.

Internally, the immaculately presented accommodation offers generous and versatile living space. The ground floor features a large bespoke open-plan kitchen/breakfast area, multiple reception rooms, a study, utility room, two guest cloakrooms, a boot room, and a guest bedroom. To the first floor, there are four well-proportioned double bedrooms, two benefiting from en-suite shower rooms and three featuring large walk-in wardrobes, alongside a spacious family bathroom.

EPC - E
Council Tax Band - G















The property can be accessed via two separate entrance halls, offering both practicality and flexibility. The principal entrance hall provides access to the living room, a guest cloakroom, and a study with built-in storage, with a staircase rising to the first-floor landing. A secondary entrance hall leads into the newly extended section of the home and also benefits from an additional guest cloakroom. The ground floor further comprises a spacious guest bedroom, a well-appointed utility room with drying cupboard, and a dedicated study area with fitted storage. A standout feature of the home is the impressive open-plan living and dining room, extending to over 31 feet in length (approx.), creating a superb space for both everyday living and entertaining. This area is centred around a striking brick-built fireplace with an inset wood burner and also incorporates a secondary staircase rising to the first-floor landing, adding both character and practicality. The dining area flows seamlessly into the kitchen and additional dining space.

The bespoke kitchen has been thoughtfully designed with both style and functionality in mind, featuring a substantial central island with an integrated wine fridge and seating for up to five people. The main kitchen workspace is fitted with a four-oven electric Aga with an additional module, a boiling water tap, and integrated fridge/freezers, forming a highly sociable and practical hub of the home. French doors open directly onto the expansive patio, creating an ideal setting for indoor-outdoor living and entertaining. The open-plan kitchen area continues into an additional reception space, currently arranged with a dining table and sofas, and featuring an inset wood burner and original beam details, enhancing the character and versatility of the home. A well-appointed pantry is located off the kitchen, fitted with bespoke cabinetry, shelving, and a sink area, providing excellent additional storage and preparation space. Leading off the dining area is a cosy snug, featuring a stunning wood burner set within the original forge, creating a unique and characterful focal point. This area flows through to the boot room, complete with a sink, bespoke fitted cupboards, and a well-designed cloak area, with direct access to the patio.

On the first-floor landing, there are four well-proportioned double bedrooms. The principal and second bedrooms both benefit from en-suite shower rooms and feature impressive vaulted ceilings with exposed beams, enhancing the character and sense of space. All bedrooms are fitted with built-in storage, providing practical and well-designed accommodation. The spacious family bathroom is finished to a high specification and comprises a four-piece suite, including a walk-in double-width shower cubicle, a deep-fill bath, twin sinks set within a vanity unit, and a low-level WC, creating a luxurious and functional space.

The property is accessed via a substantial five-bar wooden gate, opening onto an extensive gravelled driveway providing ample parking for multiple vehicles, including equestrian transport. The south-facing rear garden is predominantly laid to lawn and complemented by well-stocked, mature flower beds. A generous two-tier patio provides an ideal setting for outdoor dining and entertaining, enjoying views across the gardens and grounds. Further recreational space has been thoughtfully created within the walled arena, including a paved sun terrace offering an elevated vantage point, alongside a charming summer house, creating a private and peaceful area in which to relax.

The professionally constructed arena, installed by the current owners, measures approximately 36m x 19m and is finished with a Flexiride surface—a recycled blend of carpet, rubber, and foam—designed to enhance drainage and minimise freezing, allowing for year-round use. All stabling is fully equipped with power, lighting, and mains water supply, with water also feeding directly to each of the three paddocks, ensuring excellent functionality for equestrian use. The extensive grounds are truly beautiful and unspoilt, forming a natural boundary with Harpers Brook and enjoying far-reaching views across the surrounding rolling countryside. The property benefits from mains water and electricity, with heating provided by oil.









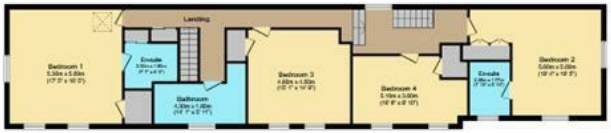

All Saints, Stubbo
Harper's





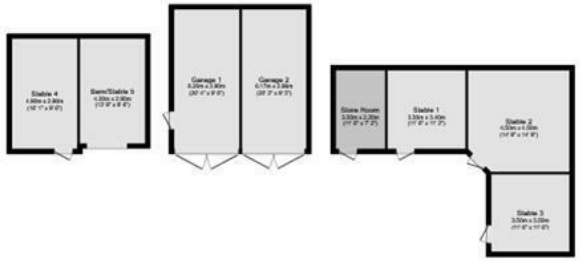
Ground Floor

Floor area 206.8 sq.m. (2,226 sq.ft.)



First Floor

Floor area 130.7 sq.m. (1,407 sq.ft.)



Outbuilding

Floor area 117.0 sq.m. (1,259 sq.ft.)

Total floor area: 454.5 sq.m. (4,892 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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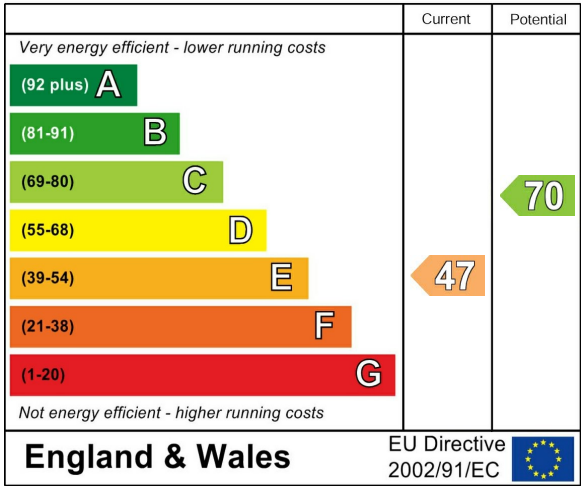
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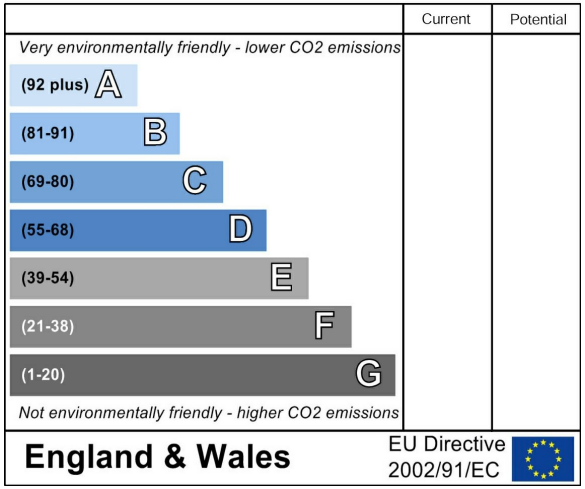
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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