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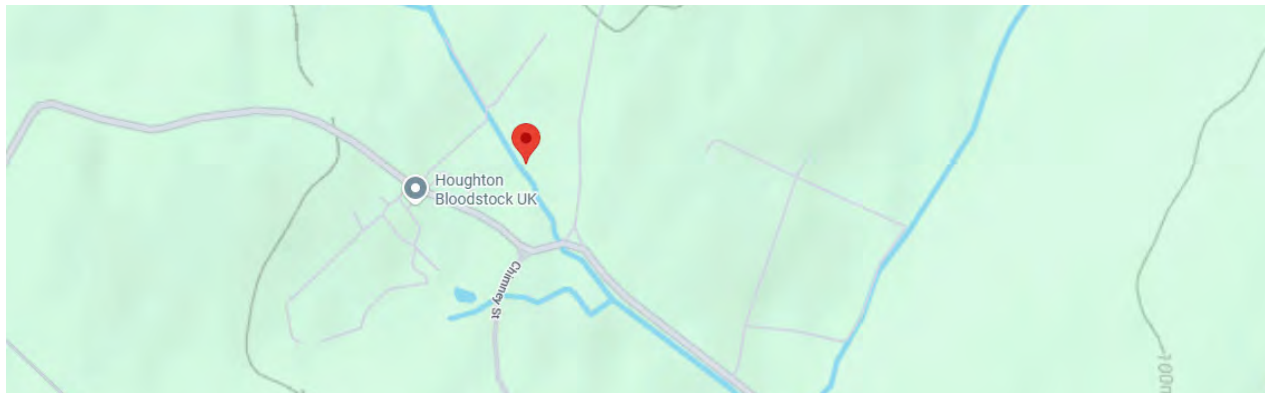
Hill House

Hundon, Suffolk

Hill House

Steeple Chase, Hundon, Suffolk CO10 8EN

A superbly positioned and extremely well appointed spacious country home with an impressive detached Annexe offering a clever blend of original character and modern contemporary architecture to create a stylish and versatile property situated in a gloriously tranquil rural setting in grounds around half an acre surrounded by countryside.



- Superbly appointed 2,502 sq.ft country home.
- Exceptional 1,598 sq.ft annexe.
- Extremely well proportioned and high level specification.
- Double cart lodge and further off road parking.
- Idyllic gardens in all about 0.7 of an acre.
- Located on a quiet edge of village location, on a no through road.
- Tranquil, rural setting.

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INTERIOR

Hill House is a wonderful period property dating back to the Victorian era with a substantial and sympathetic extension completed by the current owners in around 2008. The versatility of this family home has been significantly improved and enhanced by the addition of an outstanding detached annexe building constructed in 2019. The property features a clever blend of original character, complemented by contemporary modern living with an abundance of natural light via many vista windows, roof windows and bi fold doors in both the main house and the Annexe.

The main house is essentially open plan comprising stylish reception rooms opening into a stunning vaulted Aga kitchen/breakfast room with aesthetically pleasing garden views and bi fold doors opening to several paved dining terraces enjoying both the morning and evening sunshine. A practical boot room ensures the home is pet and child friendly and the space provides further storage and washing facilities and enjoys an enclosed larder. A range of tasteful flooring throughout the ground floor with underfloor heating beneath, charming fireplaces, plenty of storage, complete the stunning ground floor space. On the first floor a galleried landing gives access to an impressive part vaulted master suite with a large range of built in wardrobes, Juliet balcony and a substantial en-suite bathroom with separate shower cubicle, his and hers sinks, bidet and built in wardrobes and heated towel rails. Two further double bedrooms both enjoy built in storage and the family bathroom is modern and light, a generous walk in airing cupboard houses the immersion.





ANNEXE

A stunning piece of Architecture, this generous two bedroom detached Annexe enjoys high specification finishes, modern kitchen and bathrooms, a dining room hidden behind a rolling wall that would also make a fantastic studio or study and an open plan living room with exceptional garden views and sliding doors leading out. The first floor enjoy two double bedrooms both with built in wardrobes and plenty of natural light and a shower room to serve both bedrooms.



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EXTERIOR

A gated graveled driveway access off a quiet county lane leads to a parking and turning area for multiple vehicles in turn leading to a double cart lodge with a storage area behind with a pathway leading to the Annexe and in turn the main house. The charming and well stocked cottage gardens are utterly charming and extend to all about 0.7 of an acre set behind high privacy hedging to the front border. The gardens wrap around the property and enjoy the benefit of being dog proof, These idyllic grounds enjoy areas of formal lawn, interspersed with mature trees, flower beds and borders and various alfresco dining terraces and benefit from a delightful backdrop of neighboring paddocks and further feature timber framed greenhouse with water and electric supplies and a garden shed.



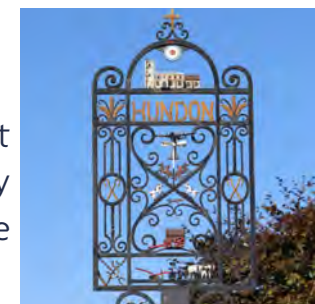
Floorplan



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Hundon, Suffolk

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.



Material Information

SERVICES: Mains water, electricity and drainage. Oil fired heating. The Annexe shares the same services but runs off it's own Boiler.

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

COUNCIL TAX BAND: G. £3,738.33 per annum.

PROPERTY POSTCODE: CO10 8EN

TENURE: Freehold.

CONSTRUCTION TYPE: Brick & Block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 923 mpbs download, up to 109 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: Oak cladding to Annexe.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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.



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