

oakheart



£475,000

Price Guide

Kings Hill, Great Cornard

£475,000 - £500,000 This substantial Victorian detached town house occupies a convenient position within easy reach of local amenities, whilst also being close to countryside walks. Offering accommodation arranged over three floors, the property is rich in period character and presents an exciting opportunity for a purchaser to personalise a home of considerable size and flexibility.

The ground floor is centred around a welcoming entrance hall with original Victorian features, including high ceilings and deep skirting

boards. The kitchen/breakfast room is fitted with a range of units and provides ample space for informal dining. Beyond this are a number of reception rooms offering excellent versatility, including a formal living room with feature fireplace, a charming sitting room with double doors opening onto a raised balcony overlooking the garden, and a separate dining room enjoying attractive garden views. A ground floor shower room completes the accommodation on this level.

The lower ground floor offers further flexible living space and is

accessed via two separate staircases. A basement room and adjoining windowed hobbies room provide excellent options for home working, creative pursuits, or additional reception accommodation, with direct access to the garden. A generous utility/boot room offers further storage and practical space for everyday family life.

On the first floor, there are five bedrooms, providing ample accommodation for growing families or those requiring guest rooms and home office space. The bedrooms are served by both a family bathroom and an additional shower room, offering excellent convenience for modern living.







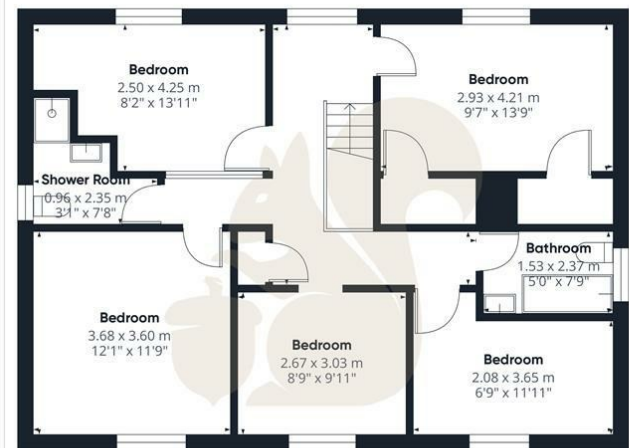




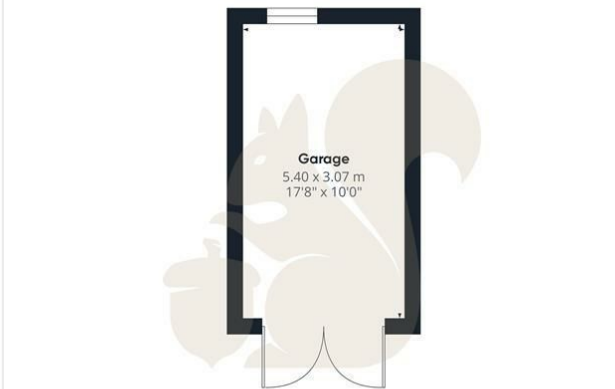
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

oakheart

Main building GLA[®]

164.67 m²
1772.49 ft²

Main building total

217.28 m²
2338.79 ft²

Building 2 total

17.78 m²
191.4 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart