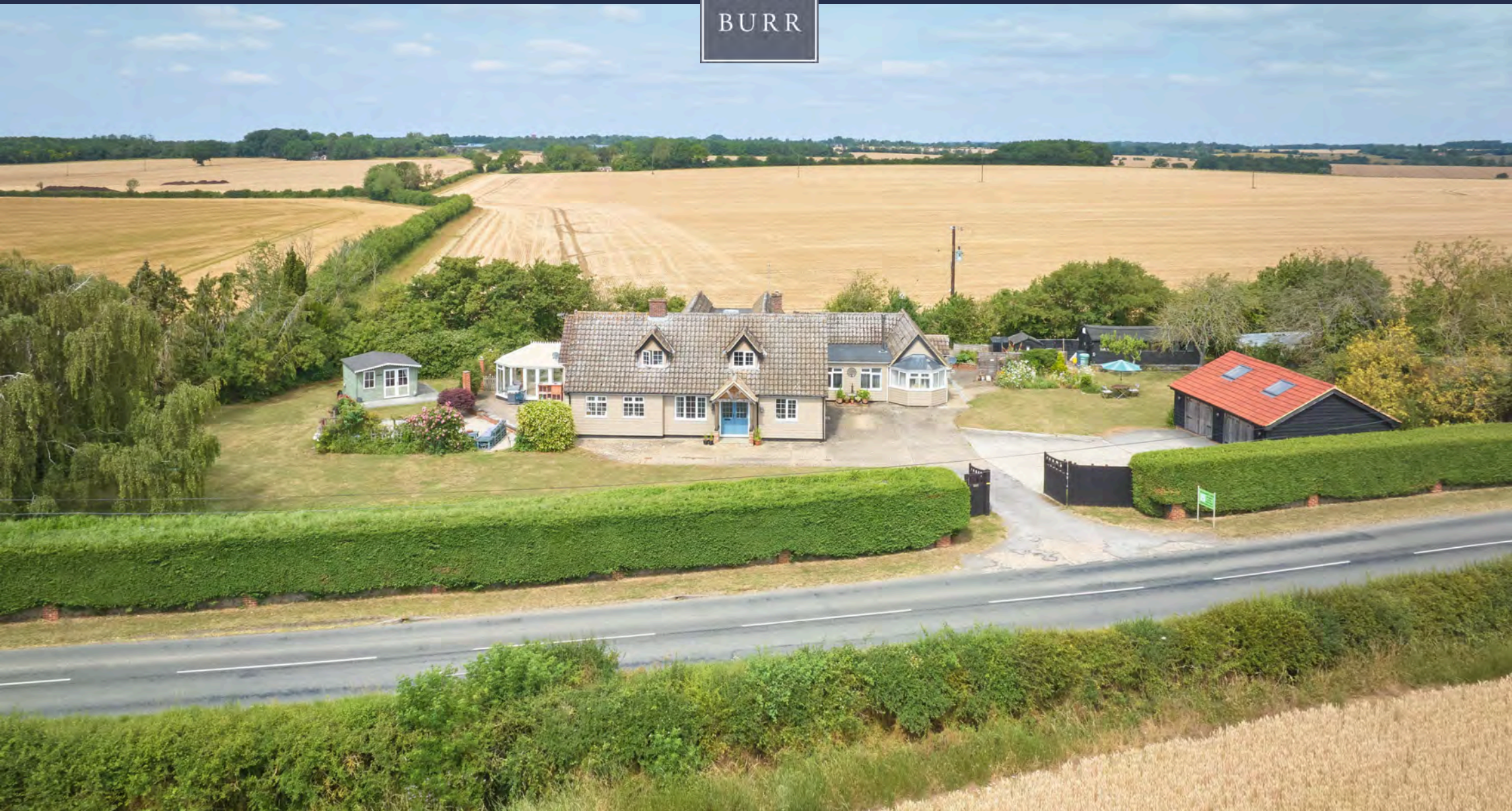


DAVID
BURR



High Hollow

Hundon, Suffolk

High Hollow

Stradishall Road, Hundon, Sudbury, Suffolk CO10 8EU

This detached property comprises a main residence incorporating 3,475 sq.ft. A beautifully presented high-specification six bedroom property with a separately accessed two bedroom annexe that could be incorporated into the main house. The property is situated within a village location with countryside views to the front and rear and grounds in about 1.50 acres, and further enjoys a double garage and a range of further outbuildings.

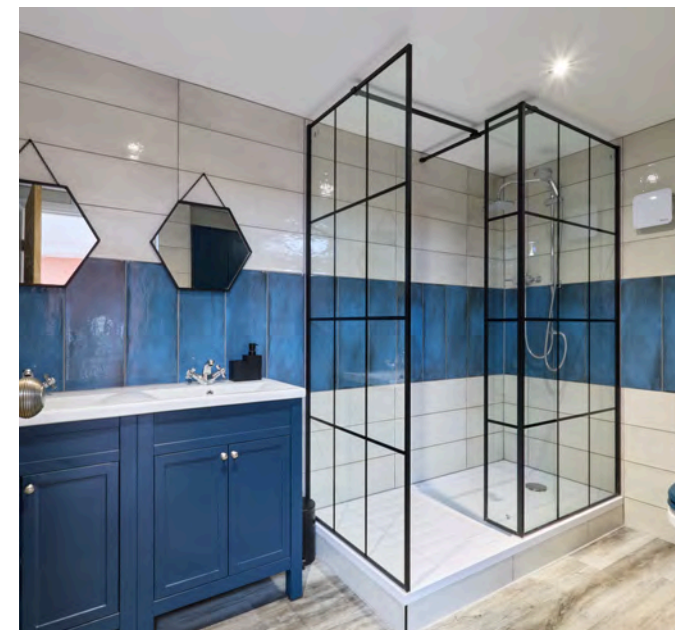
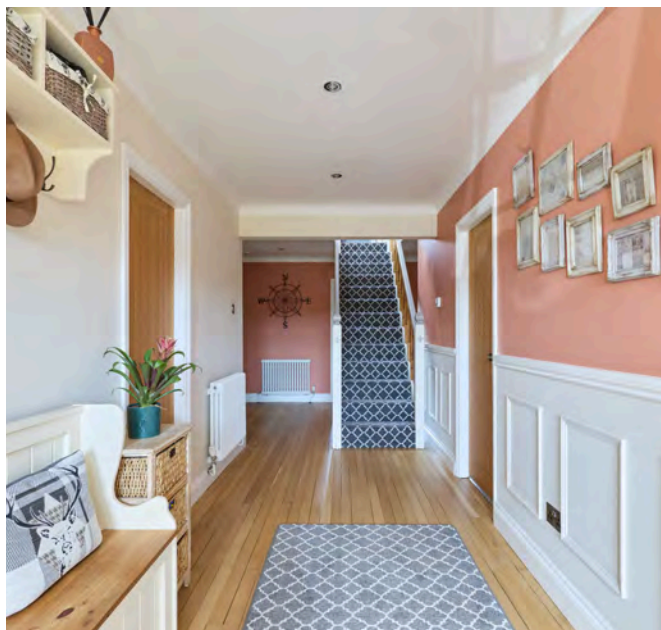


- Beautifully presented
- High-specification
- Detached House
- Annexe
- Double garage and a range of further outbuildings
- In all about 1.50 acres



INTERIOR

Entrance via a generous HALLWAY with storage cupboards and staircase leading to the first floor and THREE ground floor BEDROOMS, several of which could have alternative uses such as a playroom or study and a prominent MASTER BEDROOM with built-in wardrobes and a stylish En-Suite Bathroom. A generous SITTING ROOM enjoys a multi-fuel burning stove and sliding doors leading to the GARDEN ROOM with French doors in-turn leading out to the garden. KITCHEN/BREAKFAST ROOM compartmentalised with entrance via a Utility Space with space and plumbing for a fridge/freezer, pantry cupboard, wine cooler and an opening into the extensive and beautifully presented Kitchen/Breakfast Room comprising a range of wall and base units under solid worktop with double Butler sink inset. Integrated appliances include a Rangemaster cooker and dishwasher, whilst there is a breakfast/preparation island, plenty of space for dining table and chairs, sliding doors leading out. LAUNDRY ROOM is located off the Utility Space with space and plumbing for a washing machine and tumble dryer. Plenty of storage cupboards and a stable door leading out. SHOWER ROOM serving two bedrooms with tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.





INTERIOR

FIRST FLOOR

The first floor of the main residence comprises THREE further BEDROOMS, two of which enjoy dressing areas with the larger bedroom enjoying an En-Suite Bathroom comprising a panelled bath, WC, pedestal sink unit and extensively tiled walls and floor. The first floor enjoys views over open countryside.



Telephone 01787 277811
Email clare@davidburr.co.uk





ANNEXE

The Annexe which can be accessed via the rear of the property enjoys a stylish KITCHEN, generously proportioned LIVING ROOM, TWO prominent BEDROOMS with built-in storage into the main room and a THIRD BEDROOM/OFFICE. FAMILY BATHROOM comprising a panelled bath with shower over, WC, pedestal sink unit and extensively tiled walls and floor.



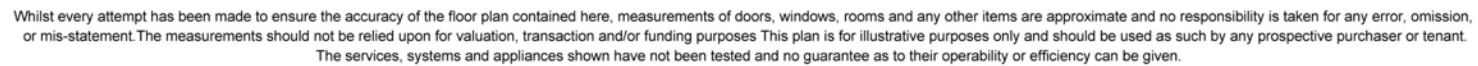
Telephone 01787 277811
Email clare@davidburr.co.uk

DAVID
BURR

EXTERIOR

The property sits behind a high-level hedgeline to the front, affording the property a great deal of privacy, which is accessed via a pair of electric Suffolk gates opening into an extensive parking/turning area, providing access to the DOUBLE GARAGE with light and power connected. Charming gardens incorporate encompass the property on all sides with vast areas of traditional lawn interspersed with mature trees and planting and the ability to separate the gardens for house and annexe with ease. The gardens further enjoy areas of low maintenance alfresco entertaining with mature raised flowerbeds with countryside views. A detached cabin, currently utilised as an OFFICE SPACE whilst the gardens for the annexe incorporate several garden sheds and further areas of traditional lawn with mature flower beds and a hidden garden which incorporates an expanse of traditional lawn, separately accessed via its own five bar gates with storage sheds, polytunnel and an area of wild meadow with the orchard to the rear.



DAVID
BURR

Telephone 01787 277811 Email clare@davidburr.co.uk

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) and Sudbury offer a wider selection of shops and leisure facilities.



Material Information

SERVICES: Mains water and septic tank. Mains electricity connected. Oil-fired 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: F. £3,396.97 per annum.

PROPERTY POSTCODE: CO10 8EU.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.



Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk