



Stradishall Road, Hundon, CO10 8EU

CHEFFINS

Stradishall Road

Hundon,
CO10 8EU

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Guide Price £925,000

- Idyllic Country Home
- 3000+sq ft Accommodation
- Two Bedroom Annexe
- Secluded Gardens with Countryside Views
- Orchard Area With Apple, Pear & Plum Trees

This idyllic country home is set within an expansive 1.5 acres of beautifully maintained grounds, offering approximately 3,500sq ft of living accommodation. The main house boasts an impressive layout with three reception rooms, six generously sized bedrooms and four well-appointed bathrooms. Adding to the charm of this property is a delightful two-bedroom annexe with two reception rooms, shower room and separate wc. The property enjoys an elevated setting, providing far reaching countryside views. (





LOCATION

The charming and picturesque village of Hundon with its highly regarded primary school, public house and village shop is located approximately six miles North East of the thriving market town of Haverhill and is within easy reach of the A143 providing access to Bury St Edmunds. Cambridge is approximately 22 miles distant, M11 (15 miles approx), Saffron Walden (18 miles approx).

GROUND FLOOR**ENTRANCE HALL**

Two radiators, stairs to first floor, storage cupboard housing boiler, doors to:

BEDROOM ONE

16'1 x 11'4

Dual aspect windows, radiator, fitted wardrobes, door to:

ENSUITE

Three piece suite comprising panelled bath, pedestal hand wash basin, low wc, extractor fan, heated towel rail, obscure window.

BEDROOM TWO

13'9 x 10'4

Window to front, radiator.

BEDROOM THREE

11'9 x 8'5

Window to rear, radiator.

SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal hand wash basin, low wc, extractor fan, radiator.

FAMILY ROOM

28'8 x 16'1

A large family room, divided into 2 areas with a window to the rear, fireplace with woodburner fitted, radiator, sliding doors to:

CONSERVATORY

15'2 x 14'1

UPVC with polycarbonate roof, radiator, power and lighting connected, doors to rear garden.

UTILITY AREA

7'10 x 7'1

Space for fridge/freezer, door to pantry, open to kitchen, door to:

LAUNDRY ROOM

9'2 x 6'5

Plumbing for washing machine, space for tumble dryer, storage cupboards, door to rear garden.

KITCHEN/DINER

18'6 x 15'3

Fitted with base and eye level units, integral dishwasher, twin ceramic sink, Rangemaster cooker with extractor over, Feature island with breakfast bar, two windows to front, sliding patio doors to garden.

FIRST FLOOR**LANDING**

Velux window, radiator, airing cupboard, doors to:

BEDROOM FOUR

9'7 x 8'6

Window to rear, radiator, doorway to dressing area.

SHOWER ROOM

Three piece suite comprising double shower enclosure, twin vanity hand wash basin, low wc, extractor fan.

BEDROOM FIVE

18'5 x 11'0

Window to front, radiator, fitted wardrobes, door to:

ENSUITE

Three piece suite comprising panelled bath, pedestal hand wash basin, low wc, extractor fan, radiator.

BEDROOM SIX

12'8 x 11'7

Window to front, eaves storage,

ANNEXE**ENTRANCE HALL**

Open to living room, doors to:

OFFICE

9'11 x 9'8

Window to rear, door to:

BATHROOM

Three piece suite comprising panelled bath with shower over, hand wash basin, low wc, heated towel rail, obscure window.

BEDROOM ONE

15'9 x 9'6

Bay window to front, radiator.

LIVING ROOM

17'7 x 17'6

Woodburning stove, two windows to front, radiator, door to garden, door to bedroom two.

KITCHEN

Fitted with base and eye level units, stainless steel sink, integral dishwasher, plumbing for washing machine, space for fridge/freezer, electric double oven, induction hob with extractor over, window to side, radiator, boiler.

BEDROOM TWO

11'9 x 11'1

Window to rear, fitted wardrobes, radiator, door to:

WC

Fitted two piece suite comprising vanity hand wash basin, low level wc, radiator.

OUTSIDE

A wonderful private garden, with panoramic views of the countryside. There are two outbuildings, allotment area, summerhouse with power and lighting connected, large patio area for seating with the remainder of the gardens being laid lawn. Enclosed by conifer hedging. There is the benefit of an orchard with a variety of fruit trees including Apple, Pear and Plum trees.

GARAGE/CARTLODGE

Double garage/workshop with power and lighting connected.

DRIVEWAY

Electric gates open up onto a generous driveway for multiple vehicles.

AGENTS NOTE

We have been made aware that the council tax band for High Hollow is F, as shown on our particulars, however there is a separate council tax band for the Annexe which is called 'The Cottage' which is council tax band A.

We have been made aware the property has a septic tank.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.


VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

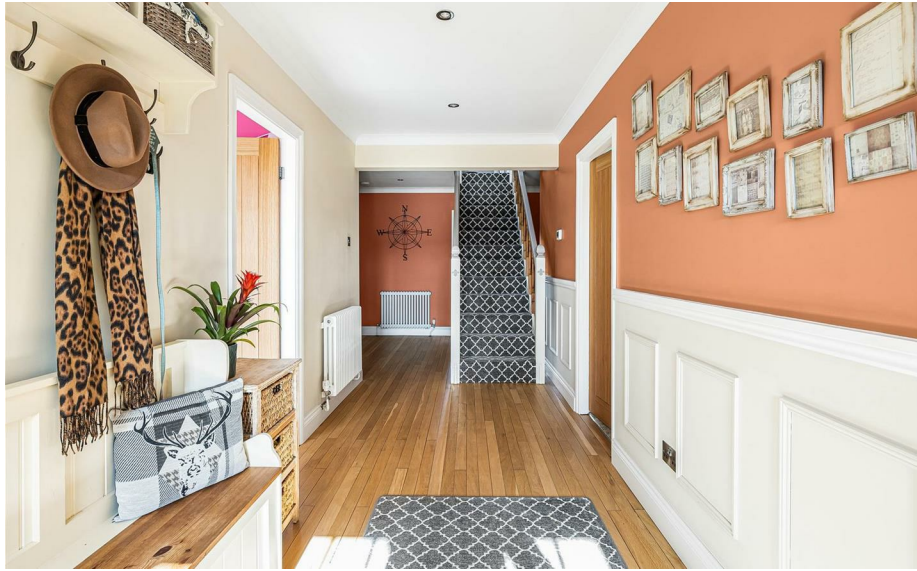
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £925,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - West Suffolk



**Approximate Gross Internal Area 3511 sq ft - 327 sq m
(Excluding Garage/Workshop & Outbuilding)**

Ground Floor Area 1848 sq ft – 172 sq m
 First Floor Area 729 sq ft – 68 sq m
 Annexe Area 934 sq ft – 87 sq m
 Garage/Workshop Area 484 sq ft – 45 sq m
 Outbuilding Area 260 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For more information on this property please refer to the [Material Information Brochure on our website](#).
 Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

