



SABLE PLACE

Sudbury | Suffolk



Chapman Stickels





Chapman Stickels

NEW BUILD – A SUPERB FIVE BEDROOM FAMILY HOUSE
COMPLETED TO THE HIGHEST SPECIFICATION SET WITHIN
APPROXIMATELY 1.124 ACRES WITH CARTLODGE AND ANNEXE

Colchester – 15 miles

Ipswich – 20 miles

Bury St Edmunds – 17 miles

- Entrance hall • Open plan Kitchen / dining / living area with pantry • Utility room •
- Cloakroom • Plant room • Study • Sitting room • Five bedrooms • Five bathrooms •
- Triple bay cart lodge with annexe above • Driveway • 1.124 Acres (STS) •





The Property

This stunning, individually built house has been completed to the highest of standards offering modern, contemporary living. Set behind electrically powered double gates, within a private plot backing onto woodland, a reception hall leads to the extensive downstairs accommodation with the focus point being the magnificent kitchen / living space to the rear of the house with bi-fold doors making the most of the spacious sun terrace and garden which surrounds it. The well-equipped kitchen with central island offers an abundance of storage space with various base and eye level units combined with beautiful Quartz worktops and a double Rangemaster butler sink. The kitchen is fully equipped with high quality integrated Neff appliances to include a Smart induction hob with 4 heat zones, dishwasher, double combi oven and fridge / freezer with a walk-in pantry to include electric points. Further accommodation offers a utility room providing plenty of storage and coat hanging space, plumbing for a washing machine and a tumble dryer and a Rangemaster butler sink set within a Quartz worktop.

The impressive accommodation continues, with a sitting room with bi-fold doors enjoying views over the garden, study, plant room, cloakroom and a generously sized downstairs bedroom with walk-in wardrobe and en-suite bathroom making it ideal for multi-generational living. Underfloor heating runs throughout the downstairs and is finished with stylish, hard-wearing Kardene flooring.

A curved bespoke oak staircase from the hall leads to a light and airy landing space with four generously sized bedrooms set around it, all of which benefit from having en-suite bath or shower rooms and fitted wardrobes. The principal suite is a particularly nice room offering a Juliette balcony providing fabulous far-reaching views to the rear with built in wardrobes along one wall and a spacious "his and hers" en-suite bathroom.

Outside

The house is set back within its plot behind electrically powered gates with a gravel drive providing parking for several vehicles and a triple bay cartlodge offering additional annexe accommodation above with an en-suite shower. The extensive garden sweeps around the house with a large sun terrace immediately to the rear and being south facing it's the perfect area for enjoying Al Fresco dining during the summer months, with a pleasant back drop of woodland, all of which is protected by a Tree Preservation Order.



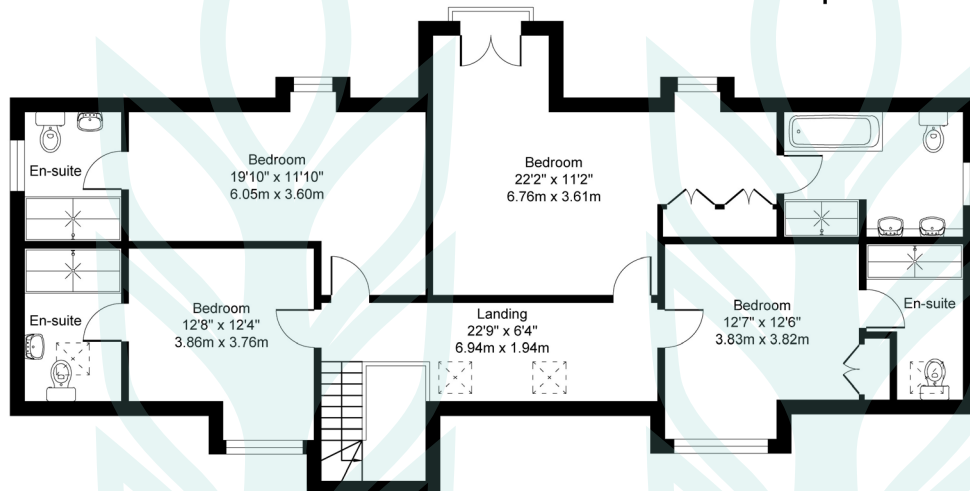


Sable Place, Waldingfield Road, Sudbury, CO10 0PP

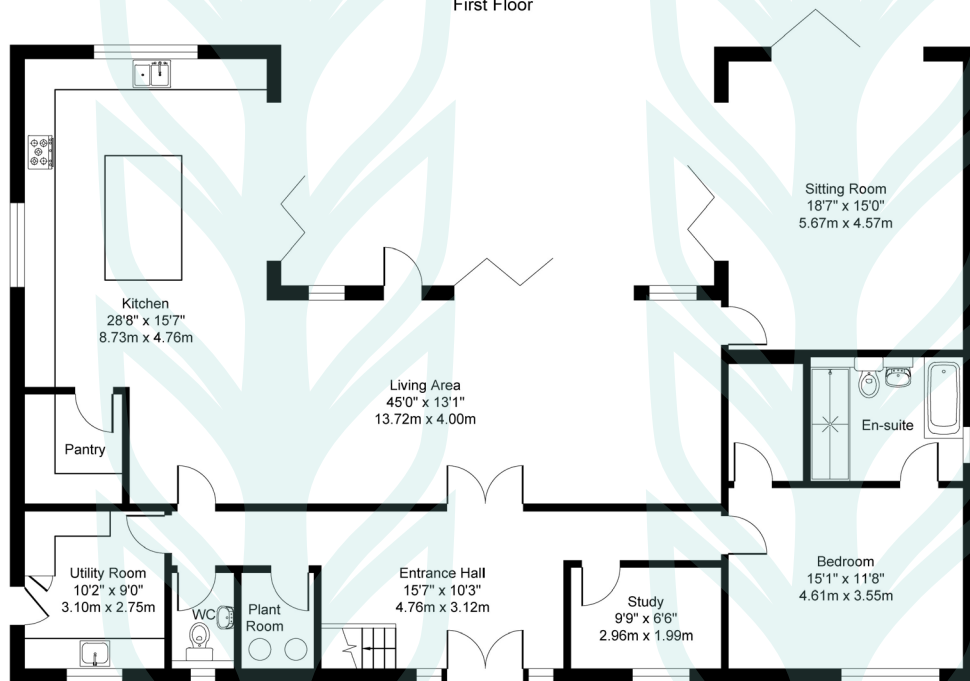
Approximate Floor Area

Main House - 3150 sq. ft / 292.70 sq. m

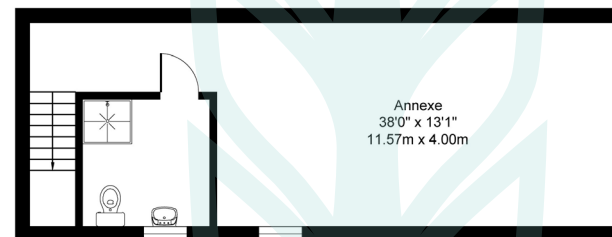
Annexe - 1109 sq. ft / 103.03 sq. m



First Floor



Ground Floor



Annexe (First Floor)



Annexe (Ground Floor)

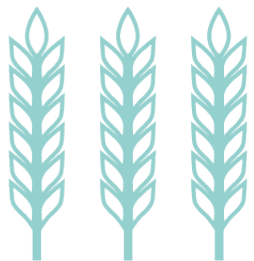
Agents Note
This marketing contains Computer Generated Imagery.

Location
Sable Place is only a short distance from Sudbury's Market Square, within easy reach of the comprehensive range of schooling, shopping, recreational and cultural amenities this thriving market town has to offer. Via Marks Tey, Sudbury also offers a rail link to London's Liverpool Street station.

Services
Mains water and electricity are connected. Air source heat pump. Solar panels to roof of the main house. Private drainage system.

EPC Rating
TBC

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band F (2026)



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