

DAVID
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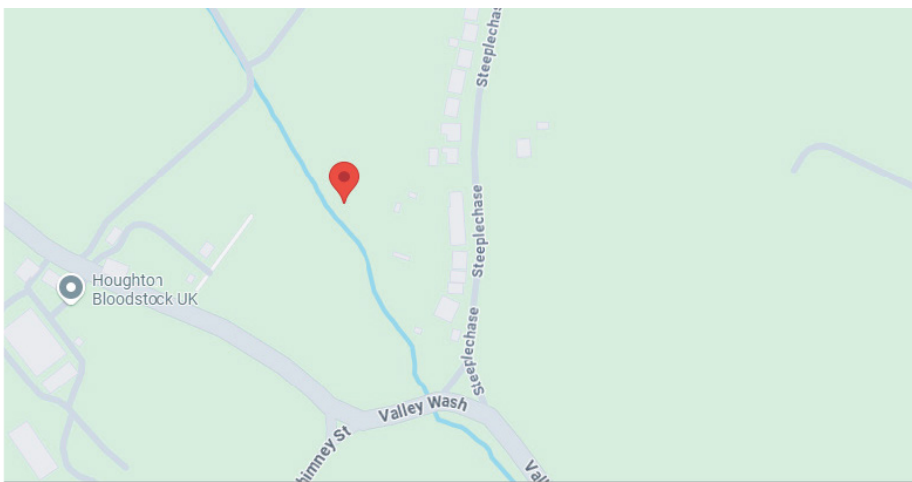
Hammonds Farm

Hundon, Suffolk

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Steeple Chase, Hundon, Sudbury, Suffolk

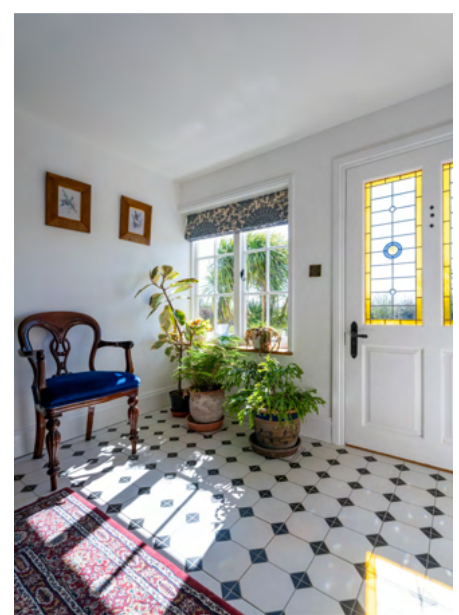
A substantial detached Grade II listed farmhouse situated in a quiet location, enjoying stunning views over undulating countryside. The property retains many period features including exposed beams and inglenook fireplaces, whilst offering modern luxuries such as a large open-plan kitchen/family room and stylish bathrooms. The property sits within large mature gardens, incorporating a four bay cart lodge measuring all about 1 acre.



- Substantial Grade II listed farmhouse
- Situated in a quiet location
- Stunning views over undulating countryside
- Many period features including exposed beams and inglenook fireplaces
- Modern luxuries such as a large open-plan kitchen/family room and stylish bathrooms
- Large mature gardens
- Four bay cart lodge
- In all about 1.0 acre

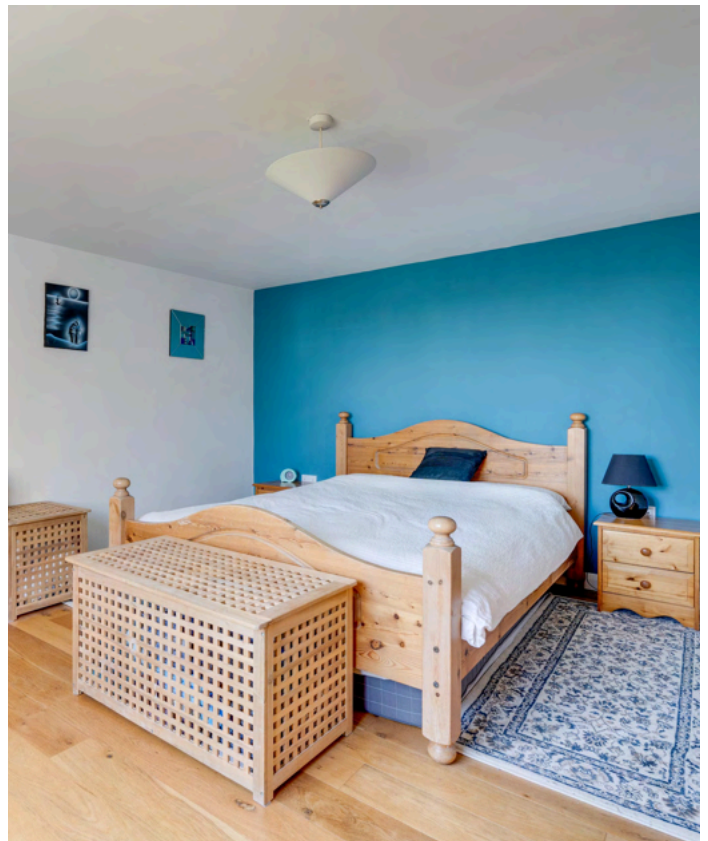
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INTERIOR

GROUND FLOOR Entrance via a spacious and welcoming HALLWAY with stairs leading to the first floor. The property enjoys several reception rooms., the most prominent of which is the DRAWING ROOM featuring an attractive inglenook fireplace, exposed beams and countryside views. DINING ROOM with another inglenook fireplace and exposed beams and a SNUG that could be utilised as a playroom or music room. The hub of the home is a stylish open-plan KITCHEN/FAMILY ROOM fitted with a comprehensive range of wall and base units under granite worktop, separate preparation island with 1.5 bowl sink inset and breakfast bar. Plenty of space for dining table and chairs and two sets of French doors leading to the terrace. A REAR HALLWAY provides access to a stylish SHOWER ROOM with a door leading to the UTILITY ROOM which can also be accessed off the RECEPTION HALL. FIRST FLOOR LANDING A light and airy split-level landing with roof windows and access to FOUR impressive double BEDROOMS, three of which enjoy dual aspect views and a fifth bedroom could be utilised as an optional study. The property also enjoys a recently renovated FAMILY BATHROOM with freestanding bath, separate tiled shower cubicle, vanity sink unit, WC and part-panelled walls.



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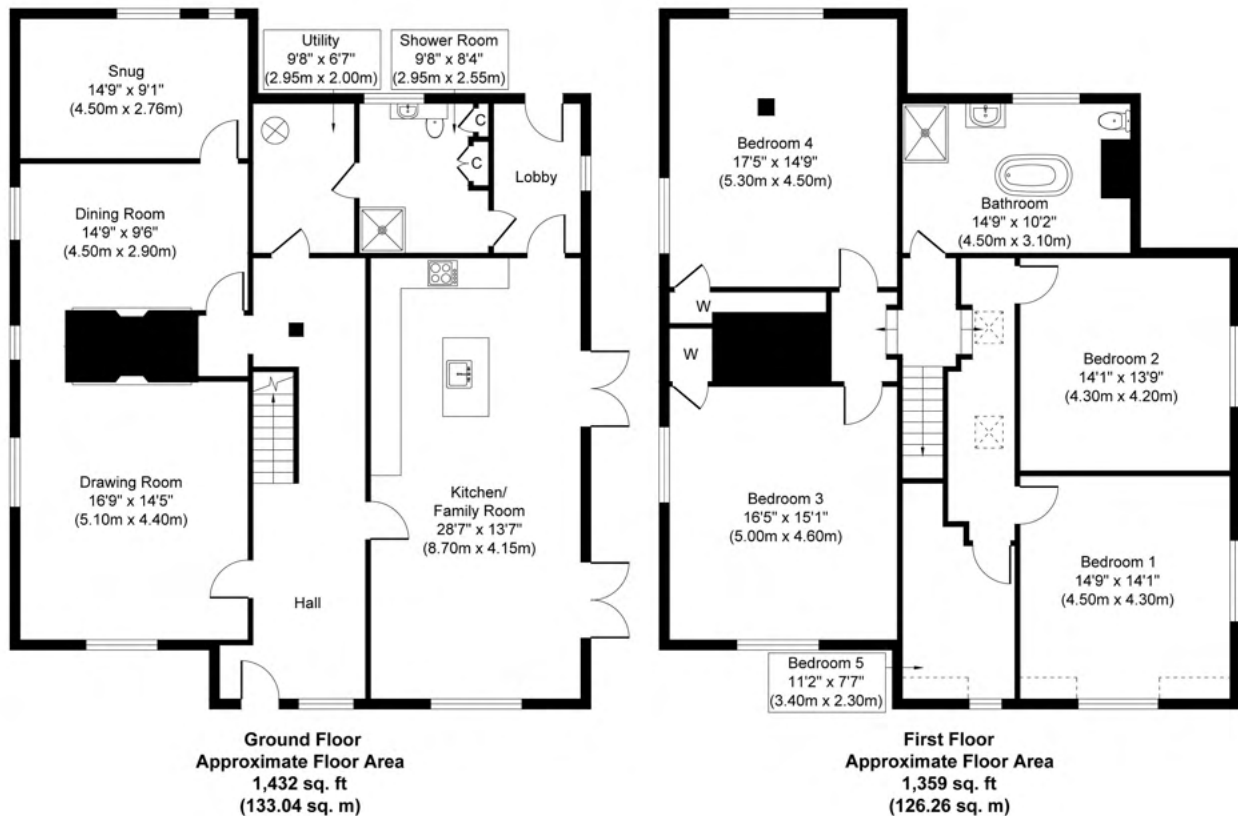
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EXTERIOR

The property is approached via two gravel driveways with one to the front of the property and one leading to the rear, providing ample off-road parking, in turn leading to a FOUR BAY CART LODGE. The property sits well within its plot, surrounded by mature predominantly lawned gardens, interspersed with mature trees, shrubs, flower beds, a pond, various seating areas including an extensive Al Fresco dining terrace, an orchard and enjoying spectacular views over rolling countryside.



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.

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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 and mains drainage). 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: G. £3,738.33 per annum.

PROPERTY POSTCODE: CO10 8EN

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

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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