



Beaumont, Chilton Grove
Waldingfield Road, Sudbury, Suffolk

**DAVID
BURR**

Beaumont, Chilton Grove, Waldingfield Road, Sudbury, Suffolk, CO10 0PR

Chilton is a charming little hamlet located on the outskirts of Sudbury which in turn is surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to Londons Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to Londons Liverpool Street, serving the commuter.

A superb brand newly constructed detached dwelling finished in a Victorian style to emulate the original host dwelling, a fine Victorian manor house. The property has been finished with superb attention to detail including a flemish bond mellow red brick, double glazed sash windows and stone lintels. Purchasers willing to commit to the purchase at a sufficiently early stage will have the opportunity to influence various choices in the build. Accommodation is arranged over two levels and includes an entrance hall with a study and ground floor cloakroom off. There is a substantial open plan kitchen/dining/living room, a separate utility and a further sitting room with brick fireplace. Upstairs are four bedrooms and two bathrooms, one being en-suite to the master. Outside, the property benefits from plenty of off-road parking which leads onto both a garage and an open fronted cartlodge. Above the cartlodge is some studio space and there is the further potential for the buyer to develop into the roof space to create additional bedrooms or storage. A generous garden is situated to the rear.

A substantial detached four bedroom Victorian style house with ample parking and a generous garden, situated in a small-scale development on the edge of Sudbury.

Ground Floor

ENTRANCE HALL

SITTING ROOM

STUDY

KITCHEN/DINING/LIVING ROOM

UTILITY/BOOT ROOM

CLOAKROOM

First Floor

LANDING

BEDROOM 1

EN-SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

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Outside

The property is accessible via a driveway which serves just a small number of dwellings in this boutique private development. The property itself will benefit from its own private driveway providing ample off-road parking which will lead onto a **GARAGE** with up-and-over door and an open fronted **CARTLODGE**. A staircase will lead up above the cartlodge and garage to studio space.

To the rear the property will provide a generous garden which will be seeded in due course with terracing adjacent to the property itself.

SERVICES: Main water. Private drainage by Klargestar. Main electricity connected. Electric heating through radiators on the first and second floors and underfloor heating throughout the ground floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: TBC

TENURE: Freehold

CONSTRUCTION TYPE: Brick

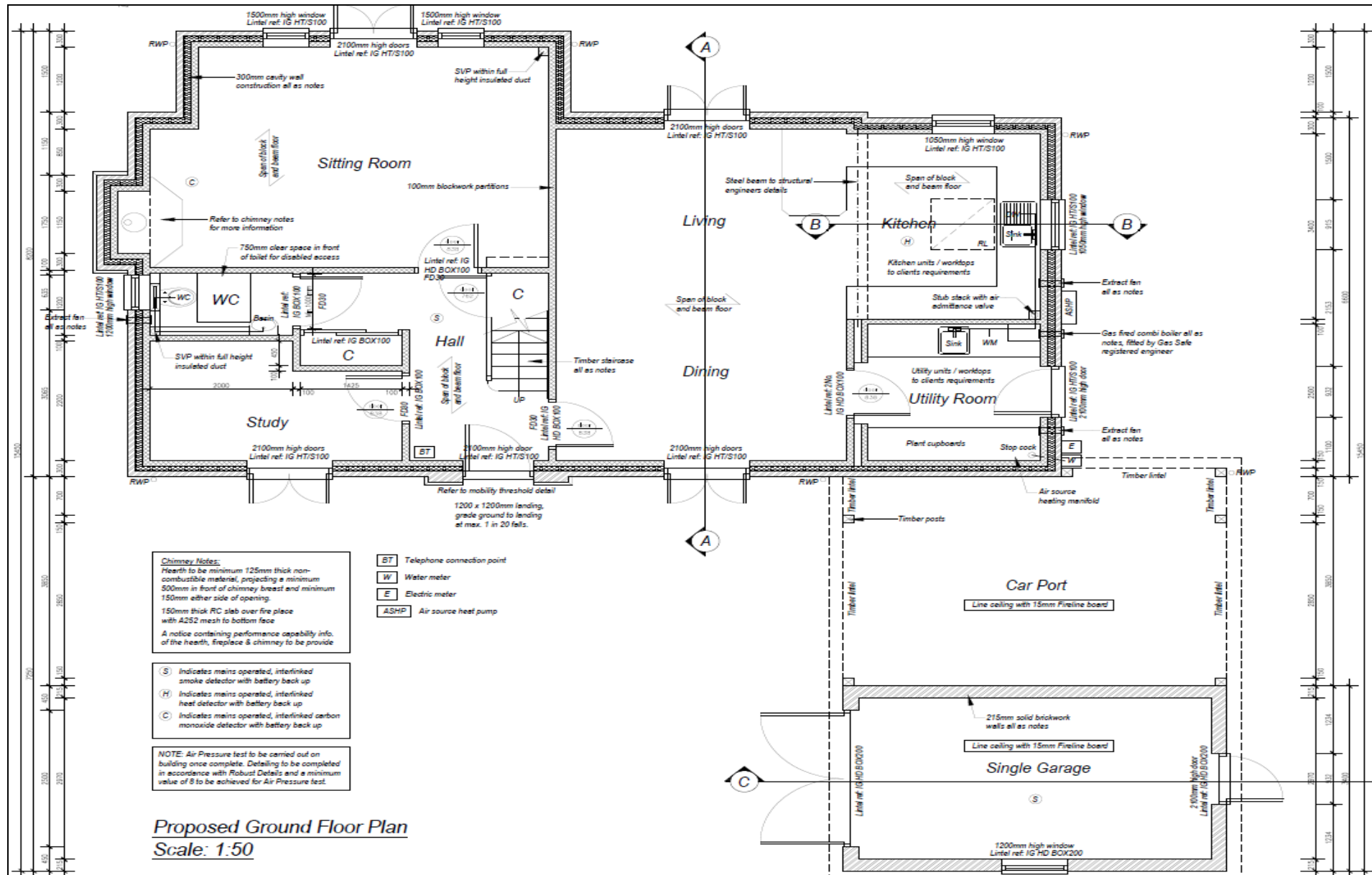
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WHAT3WORDS: resold.windmill.mouse

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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