



DAVID
BURR

Upper Farm
Clare Road, Ovington, Suffolk



Upper Farm, Clare Road, Ovington, Sudbury, Suffolk CO10 8LD

Ovington is a small rural village, on the Essex/Suffolk border, with parish church. It stands about 2 miles south of the small and historic market town of Clare, which offers a good range of day to day services. A commuter rail link to Liverpool Street is available at Sudbury about 9 miles. Cambridge is some 35 minutes drive away, and the M11 and Stansted airport within easy distance.

This Grade II Listed 17th Century farm house is situated in a quiet, rural location backing onto open countryside. The property has retained many original period features with heavy oak timbers and inglenook fireplaces and is set within mature grounds incorporating a variety of useful barns and outbuildings and paddocks. In all about 7.5 acres.

A Grade II Listed farm house with outbuildings set within 7.5 acres.

Entrance into:

ENTRANCE HALL With stairs rising to the first floor, exposed beams and door leading to the rear.

DRAWING ROOM An impressive double aspect room featuring an attractive fireplace with wood burning stove and pamment hearth, mullioned windows and exposed heavy oak beams with a bay window overlooking the front garden.

DINING ROOM A double aspect room with exposed beams and French doors opening to the terrace.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under granite worktops with a sink inset. Appliances include a four oven AGA with hotplates, integrated dishwasher and oven with four ring LPG hob as well as a large pantry cupboard, a door leading to the garden and views over paddocks.

UTILITY Fitted with an extensive range of cupboards and storage, space for an American style fridge freezer, plumbing for a washing machine, space for a tumble dryer and quarry tiled floor.

CLOAKROOM With a WC and wash basin.

STUDY/SNUG Featuring an attractive brick fireplace with wood burning stove and exposed beams.

First Floor

LANDING Features exposed beams, airing cupboard access to the loft space.

BEDROOM 1 A light, double aspect room with partly vaulted ceiling, attractive brick fireplace with brick hearth, exposed beams and two fitted cupboards.

En Suite fitted with a white suite comprising a WC, wash basin and large shower cubicle.

BEDROOM 2 Double wardrobe and outlook to front.

BEDROOM 3 A double aspect room with exposed beams.

BEDROOM 4 Outlook to front.

FAMILY BATHROOM Fitted with a white suite comprising a WC, wash basin, panelled bath and extensively tiled walls and floor.

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Outside

The property is approached via a sweeping carriage driveway providing parking and turning for several vehicles in turn leading to a **TRIPLE GARAGE** with light and power connected.

The Barn

A timber framed 4 chambered barn featuring light and power and offers the potential for conversion, subject to the necessary planning consents.

Gardens

The gardens surround the property and are predominately lawned featuring York stone pathways and a west facing terrace with mature rose borders and a useful workshop and store. To the front of the property is a large pond with attractive weeping willow and further shrub beds and borders and a hidden south facing dining terrace.

Paddocks

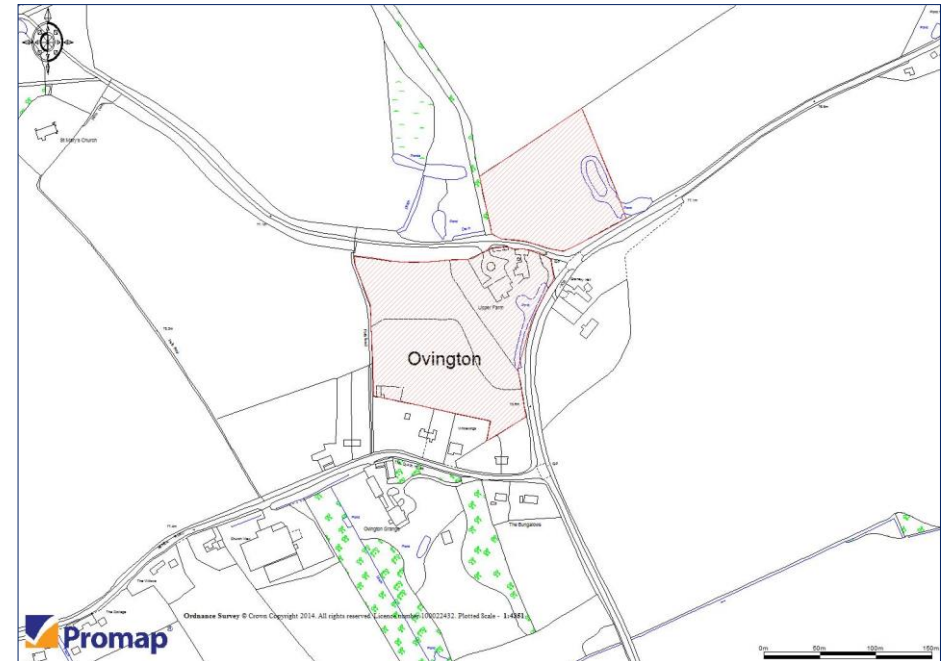
The paddocks are located to the side and rear of the property, both with gated vehicular access, **with the grounds in all measuring 7.5 acres.**

SERVICES Main water and electricity. Oil fired heating. Private drainage treatment plant. **NOTE** None of the services have been tested by the agent.

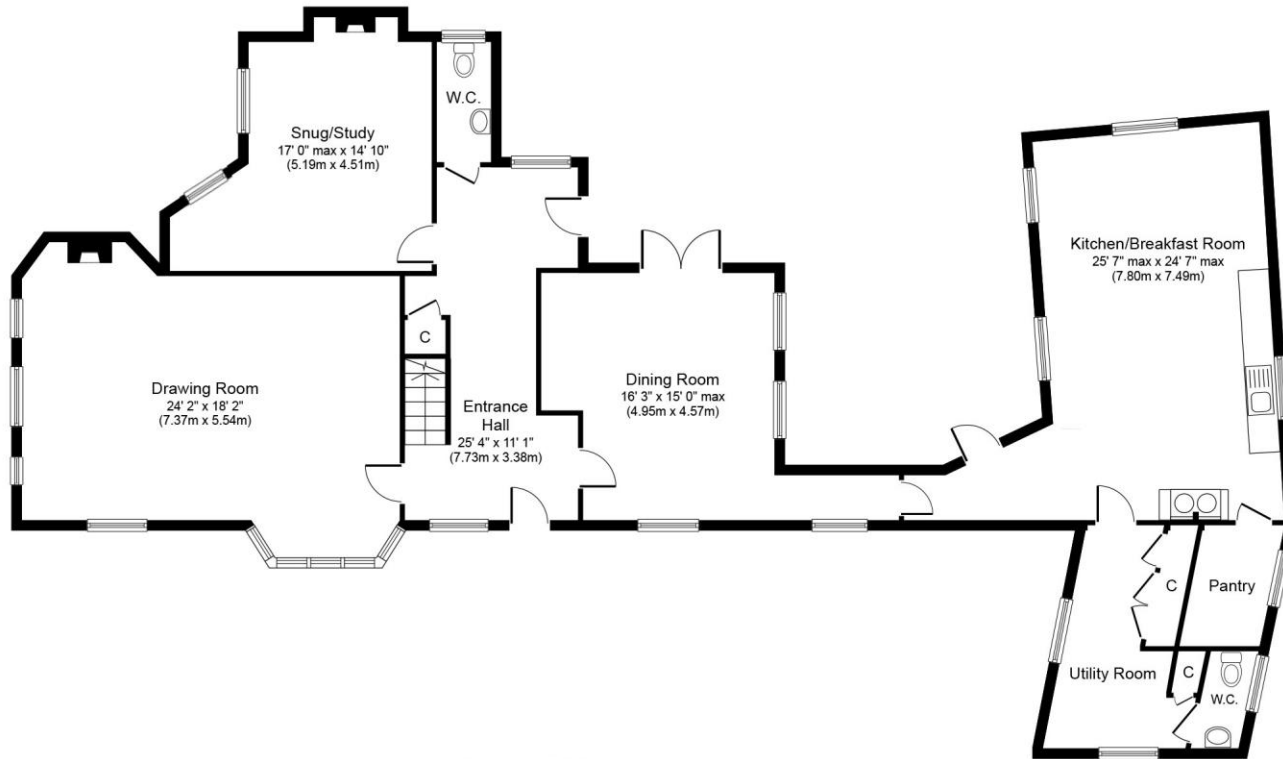
TENURE Freehold.

LOCAL AUTHORITY Braintree District Council. Council Tax Band: G. £3,318.18 per annum.

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For identification purposes only



Ground Floor
Approximate Floor Area
1,743 sq. ft.
(161.9 sq. m.)



First Floor
Approximate Floor Area
1,053 sq. ft.
(97.8 sq. m.)

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.

