



**Barclays House**  
**Belchamp Otten, Suffolk**

**DAVID  
BURR**

# Barclays House, The Street, Belchamp Otten, Sudbury, Suffolk CO10 7BG

The pretty village of Belchamp Otten is situated on the Suffolk/Essex border with both a church and public house. The nearby village of Belchamp St Paul offers further facilities including a primary school with a full range of amenities available at nearby Clare and Sudbury.

A detached four bedroom home situated in a quiet semi-rural location overlooking open countryside. The property has recently been refurbished to a very high standard offering a flexible layout with off-road parking for multiple vehicles, EV charge point, double garage and gardens.

## A detached four bedroom home situated in a quiet semi-rural location benefitting from off-road parking for multiple vehicles, double garage, gardens and EV charge point.

Entrance into:

**ENTRANCE HALL** into:

**KITCHEN/BREAKFAST ROOM** A stunning kitchen/breakfast room with a beautiful extension with roof lantern offering wonderful countryside views, wall and base units throughout the kitchen under worktop, Butler sink and a Belling Farmhouse electric cooker, space for an American style fridge/freezer and tiled flooring. Leading through to the:

**UTILITY ROOM** Fitted with a range of wall and base units under worktop with stainless steel sink inset, space and plumbing for a washing machine and tumble dryer.

**SITTING ROOM** A spacious reception room with feature electric fireplace and views to the rear looking out over the garden.

**DINING ROOM/STUDY** A good sized room with views to the front.

**CLOAKROOM** With WC, wash hand basin and part-tiled walls.

### First Floor

**BEDROOM 1** A light and spacious room of double aspect with views to the front overlooking the fields and the 'old red phone box'. En-Suite With WC, sink, shower and part-tiled walls.

**BEDROOM 2** A double room with lovely views out to the rear and the side of double aspect.

**BEDROOM 3** Another double room with views to the side.

**BEDROOM 4** With views to the rear.

**FAMILY BATHROOM** With WC, roll-top bath, pedestal sink unit with tiled floor and partly tiled walls.

### Outside

The property is approached via a driveway with EV charging point providing parking for several vehicles and a **DOUBLE GARAGE** with light and power connected. The rear garden is predominantly lawned with mature beds, borders and views over the garden.

**TENURE:** Freehold.

**SERVICES:** Klargester Biodisc tank, electricity and Sunflow electric heating.  
**NOTE:** None of the services have been tested by the agent.

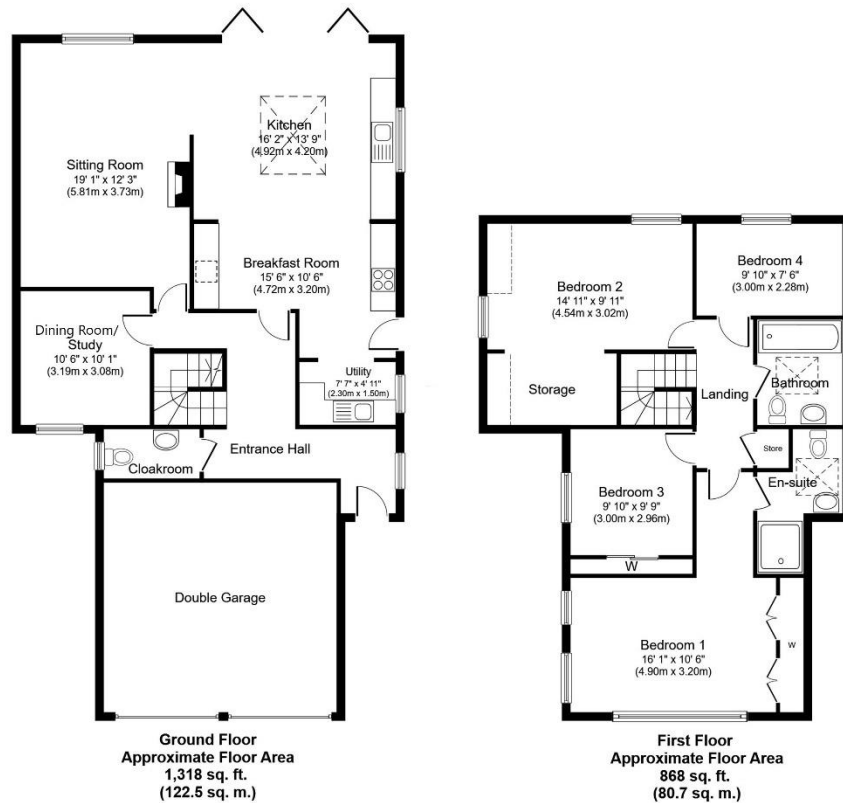
**LOCAL AUTHORITY:** Braintree District Council. Council Tax Band: E. £2,413.97 per annum.

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**EPC RATING: E.**

**VIEWING:** Strictly by prior appointment through DAVID BURR.

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