



DAVID
BURR

Henny Farm Studio
Henny Farm, Great Henny, Sudbury

Great Henny is a charming small hamlet standing on high ground on the south side of the Stour valley. The historic market town of Sudbury is about 2 miles north and its comprehensive amenities include a commuter rail link to London Liverpool Street.

A self-contained studio set within the grounds of a picturesque country house. The property benefits from an open-plan kitchen/living/bedroom area and a shower room as well as a private, enclosed terrace with views over countryside and a private area of off-road parking. Available for immediate occupation and pets will be considered.

A self contained studio apartment in a rural location with parking and courtyard garden.

Wood and glass panelled double doors open into:

KITCHEN/LIVING/BEDROOM AREA 5.76m > 3.60m x 4.60m (18'8" > 11'8" x 15') An open plan space with tiled flooring and a dual-aspect outlook across the property's terrace and onto countryside beyond. Plenty of space for a large bed, dining table and for seating. The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a four-ring Indesit hob with extractor fan over and stainless steel sink with mixer tap above, water tap, and drainer to side. Washing machine, refrigerator and electric Indesit oven included.

SHOWER ROOM: Containing a corner shower with tiled surround and glass sliding doors. W.C. pedestal wash hand basin with tiled splashback and a chrome heated towel rail.

Outside

The property sits within the grounds of a picturesque country house and is approached through a driveway and a private area of **OFF-ROAD PARKING**. Adjacent to the accommodation is an attractive stone-paved terrace with a sheltered area of seating which is enclosed by post and rail fencing and well-kept box hedging and which benefits from pretty views across the garden and onto open rolling countryside. There is the further benefit of a useful timber storage shed with power and light connected.

Agents Note:

Water rates are included within the rent. Tenants remain responsible for the payment of electricity and council tax.

SERVICES: Main water and private drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB (01376 552525). **BAND:** A

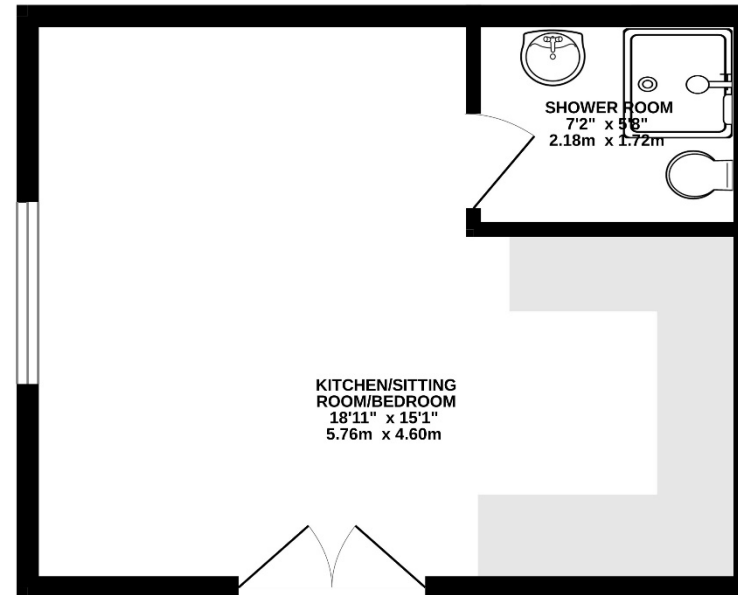
WHAT3WORDS: ///sheepish.spoils.windy

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.

HENNY FARM STUDIO, HENNY FARM, GT. HENNY, SUDBURY, SUFFOLK, CO10 7NN

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



HENNY FARM STUDIO
TOTAL FLOOR AREA : 285 sq.ft. (26.5 sq.m.) approx.
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