



DAVID
BURR

**Elmwood Lodge, Kedington Hill,
Little Cornard, Suffolk**



ELMWOOD LODGE, KEDINGTON HILL, LITTLE CORNARD, SUFFOLK, CO10 0PE

Little Cornard is an attractive rural village about 3 miles from the market town of Sudbury with its commuter rail service to London's Liverpool Street. The major town of Colchester is about 11 miles distant and it offers a very comprehensive range of amenities.

A substantial unlisted late Victorian house situated in a prominent rural location with commanding views over undulating countryside. Whilst in need of modernisation, the property contains spacious accommodation over two storeys and includes two reception rooms, an open-plan kitchen/breakfast/living room, utility, ground floor cloakroom and two garden rooms/conservatories. Upstairs are three double bedrooms (the principal suite with dressing area and en-suite) and a family bathroom. An extensive driveway leads onto a double garage and the property's gardens are attractively planted with numerous mature trees, hedging and flowers. There is the clear potential to extent (subject to any necessary consents). **In all about 0.5 acres.**

An unlisted rural three-bedroom detached house with beautiful open views and generous gardens.

SITTING ROOM: 20'8" x 12'2" (6.31m x 3.71m) A well-proportioned dual aspect room with far-reaching views, doors opening onto the garden and a central exposed brick chimney breast with oak bressumer beam and brick hearth with electric fireplace. Arched opening leading to:-

DINING ROOM: 12'2" x 11'4" (3.70m x 3.46m) With space for a table and chairs and an exposed brick chimney breast and further door leading to:-

GARDEN ROOM: 14'4" x 8'3" (4.36m x 2.52m) A recent addition with terracotta tiled flooring and a wall of glass with a stunning open views over undulating countryside. Double door opening onto terracing.

Inner hall: With staircase rising to first floor with useful cupboard below and wooden and glass panel door leading to:-

KITCHEN/BREAKFAST/LIVING ROOM: 25'1" x 15'6" (7.65m x 4.72m) A sociable room with a triple aspect outlook and beautiful open views over neighbouring countryside. The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a sink with mixer tap above and drainer to side with a four-ring NEFF hob with tiled splashback and extractor fan over. Integrated refrigerator and freezer and NEFF double electric oven. Integrated Bosch dishwasher and a central island with polished granite worksurface providing space for seating and further storage. Plenty of room for

a dining table and chairs and further seating and double doors opening onto terracing. Wood and glass panel door leading to:-

Inner hall: With doors leading to:-

UTILITY: 7'4" x 5'11" (2.24m x 1.81m) With space and plumbing for a washing machine and space for tumble dryer and a stable door leading into the conservatory.

CLOAKROOM: Containing a WC and wash hand basin with storage below.

CONSERVATORY/LEAN-TO: 15'6" x 7'8" (4.72m x 2.33m) With uPVC windows and doors on each side and enjoying a pretty outlook over the property's garden.

First Floor

With exposed timbers, galleried landing and window overlooking the garden. Doors leading to:-

PRINCIPAL SUITE: 15'11" x 15'6" (4.84m x 4.73m) An exceptional double bedroom with twin sash windows overlooking undulating farmland. Open studwork leads into:-

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DRESSING AREA: 15'5" x 6'11" (4.71m x 2.10m) With a wide range of fitted wardrobes with inset shelving and hanging rails and a further door leading to:-

EN-SUITE: 15'7" x 9'5" (4.75m x 2.86m) Particularly spacious and containing a corner bath, WC and pedestal wash hand basin, Separate corner shower with glass sliding doors and tiled surround and also containing an airing cupboard.

BEDROOM 2: 12'3" x 11'7" (3.73m x 3.52m) A further double bedroom with access to loft storage space, window with far-reaching views and fitted storage.

Inner hall: With two useful storage cupboards off and doors leading to:-

BEDROOM 3: 12'2" x 11'9" (3.71m x 3.85m) A double bedroom with a far-reaching outlook.

BATHROOM: Containing a panel bath with electric shower over, WC and a wash hand basin.

Outside

A private paved driveway provides a generous area of **OFF-ROAD PARKING** and leads onto a:-

DOUBLE GARAGE: 21'6" x 18'9" (6.56m x 5.71m) With twin up-and-over doors, power and light connected and with roof storage space.

The property is situated centrally within its plot and contains an attractive area of lawn to the rear of the house which is interspersed with mature fruit trees, hedging and plants. A terrace runs adjacent to the property itself and provides a sheltered area of seating and with an external tap and lighting. The property's side gardens contain a useful **TIMBER STORAGE SHED** and **LOG STORE** and a further brick paviour terrace to the front adjacent to the garden room. To

the rear of the plot is an area of hardstanding which could be utilised for a variety of purposes.

In all about 0.5 acres.

SERVICES: Private water supply. Private drainage. Main electricity connected. Oil fired heating to radiators. **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: G

TENURE: Freehold

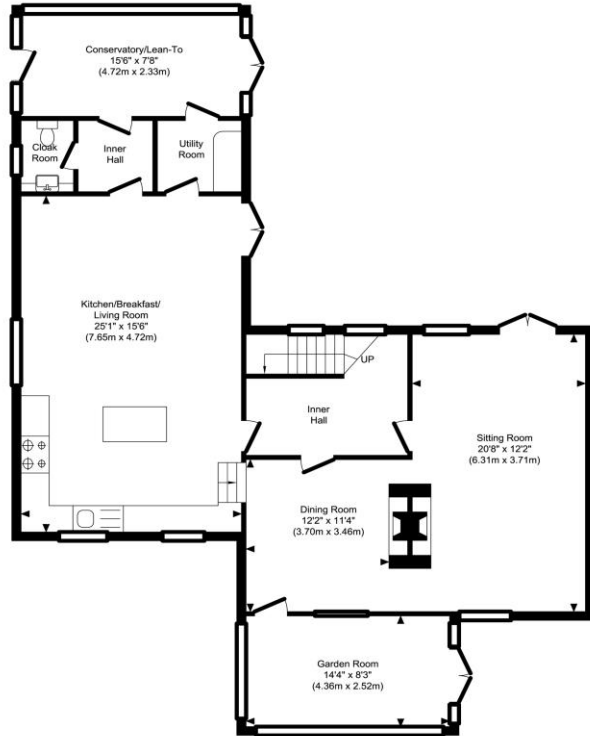
CONSTRUCTION TYPE: Brick and block

WHAT3WORDS: ///dissolve.apricot.evoke

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.

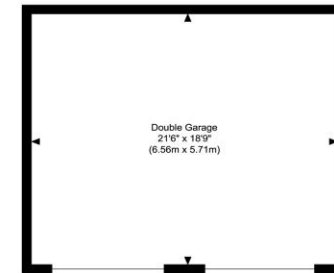
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Ground Floor
Approximate Floor Area
1221.05 sq. ft.
(113.44 sq. m)



First Floor
Approximate Floor Area
1006.64 sq. ft.
(93.52 sq. m)



Outbuilding
Approximate Floor Area
403.10 sq. ft.
(37.45 sq. m)

TOTAL APPROX. FLOOR AREA 2630.80 SQ.FT. (244.41 SQ.M.)
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