



DAVID
BURR

BRYSON HOUSE,
CHILTON GROVE, SUDBURY



BRYSON HOUSE, Chilton Grove, Waldingfield Road, Sudbury, Suffolk

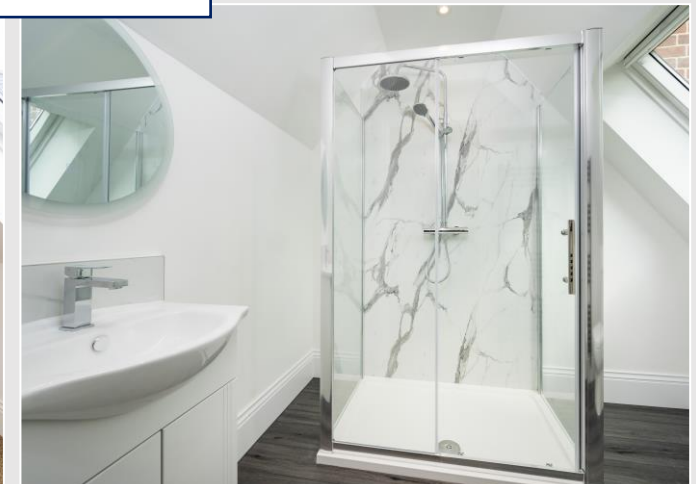
A five/six bedroom detached brick built house finished to an exceptional standard in a small scale development.

Bures - 18 miles. Colchester - 15 miles both with commuter link to London Liverpool Street Station.

- Detached house
- Finished in a Flemish bond red brick with numerous characterful features
- Situated on a desirable small-scale development of substantial high-end properties
- Five / six bedrooms
- Sitting room with fireplace
- Kitchen/dining/living room
- Utility and cloakroom
- Two en-suite bedrooms (plus one in annexe)
- Potential for multi-generational living with separate one bedroom annexe with its own front door
- Extensive off-road parking
- Generous garden with sprawling terracing and external lighting
- Solar panels and battery storage
- Air source heat pump and underfloor heating to ground floor
- Planning consent for the erection of a double garage
- **No onward chain**



THE ANNEXE



LOCATION

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 London 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 London Liverpool Street, serving the commuter.

THE PROPERTY

Bryson House is a brand newly constructed detached brick built house situated on a boutique development of just a small number of dwellings on the edge of a highly regarded Suffolk market town. The property has been designed with quality in mind with a clear emphasis placed on high specification materials including Quartz worksurfaces, high-end kitchen appliances and luxurious sanitary ware. Accommodation is arranged over three levels and includes an annexe to one end of the house which could easily be incorporated into accommodation as part of the main dwelling but which also serves buyers with a need for multigenerational living or looking for means to generate income. On the ground floor is a sitting room, kitchen/dining/living room, study, utility and cloakroom. On the first and second floors are a total of four/five bedrooms and three bathrooms (two en-suite). As part of the annexe there is the additional benefit of a ground floor shower room, first floor bedroom and en-suite. Outside, the property includes extensive off-road parking, planning consent for a detached double garage and a private enclosed garden which has been recently seeded. The house will come with a six year insurance product (supplier T.M.A.).

NO ONWARD CHAIN.

AGENT'S NOTES

The property benefits from solar panels which greatly reduce the running costs of the property. There is the further benefit of battery storage directly fed by the solar panels. The emphasis placed on eco credentials continues through the use of an air source heat pump with underfloor heating throughout the ground floor, high-grade insulation and double glazing.

POSTCODE: CO10 0PR

WHAT3WORDS: sugar.panic.brew



THE PROPERTY

Front door leading to:-

ENTRANCE HALL: With high-quality wood effect LVT flooring which continues throughout much of the ground floor, tall ceilings with recessed LED spotlighting, large understairs storage cupboard off and a staircase rising to first floor. Solid oak four panel doors leading to:-

SITTING ROOM: A bright and airy triple aspect room with three double-glazed double-hung sash windows and double doors with floor-to-ceiling glass inserts opening onto terracing and providing an attractive outlook over the garden. Central red brick fireplace capable of supporting a wood burning stove (subject to any necessary consents).

KITCHEN/DINING/LIVING ROOM: An exceptional family room exquisitely finished with high specification fixtures and fittings and striking dark marble effect LVT flooring. A large sash bay window allows for plenty of natural light and stands adjacent to an impressive central island with a continuous piece of Quartz with bevelled edge and with inset sink and traditional style mixer tap. The kitchen contains high-end cabinetry including bespoke fitted pantry cupboards with spice racks, pan drawers and power points and a range of integrated appliances including a double AEG oven, five-ring AEG induction hob with extractor fan above, full-height refrigerator and full-height freezer. Fitted refuse compartments, wine cooler, AEG dishwasher and additional prep sink with Quooker tap over and drainer to side. Above both the island and breakfast bar are contemporary pendant lighting. At the end of the room is an open area ideal as a dining space and with a dual aspect outlook and double doors on each side opening onto the gardens and terracing.

STUDY: A convenient area to work from home and also connecting the main house with the annexe (see below).

UTILITY: Cleverly designed with stacked washing machine and tumble dryer. Quartz worksurface with storage below and floor-to-ceiling sliding doors opening onto a substantial airing cupboard/plant room which contains the pressurized water cylinder and battery storage for the solar panels. Door opening onto garden.

CLOAKROOM: Containing a WC and a vanity suite with matte black fittings.

First Floor

LANDING: With a superb gothic arched window allowing for plenty of natural light, staircase rising to second floor and four panel solid oak door leading to:-

BEDROOM 1: An excellent principal suite with ample space for a king size bed and a range of sliding wardrobes. Door leading to:-

EN-SUITE: Containing a large walk-in shower with rainfall style showerhead and additional attachment below and a glass screen. WC, vanity suite, mirror with integrated lighting over and a tall matte black heated towel rail.

BEDROOM 2: A further double bedroom with a door leading to:-

EN-SUITE: Containing a double-width shower cubicle with glass sliding door, rainfall style showerhead and additional attachment below. WC, vanity suite and heated towel rail.

BEDROOM 3: A double room with an outlook over the rear garden.

BEDROOM 4: A further double bedroom with a useful storage cupboard off.

BATHROOM: Luxuriously finished with a free-standing double-ended bath with brushed brass tap and shower attachment. WC, vanity suite and a heated towel rail.

Second Floor

OCCASIONAL BEDROOM/LOFT ROOM: A versatile room arranged into two main areas to either side of the stairwell. The room offers the potential for use in a variety of ways or simply for extensive storage.

THE ANNEXE

This part of the property can serve nicely as a self-contained annexe ideal for buyers looking for multigenerational living or as a means to generate income through letting or holiday letting (subject to any necessary consents). The accommodation could equally be easily incorporated into part of the main house and is simply connected through the study.

ENTRANCE HALL: With its own front door and a staircase rising to first floor and with doors leading to:-

SITTING/DINING/LIVING ROOM: An L-shaped room with space to create a kitchen, room for seating and a dining table. Dual aspect outlook and with double doors opening onto the garden.

SHOWER ROOM: Containing a corner shower with glass sliding doors with a rainfall style shower and additional attachment below, WC, vanity suite and a heated towel rail.

First Floor

BEDROOM: With plenty of room for a double bed, useful storage cupboard/wardrobe off and oak door leading to:-

EN-SUITE: Containing a large shower with glass sliding door, WC, vanity suite and a heated towel rail.

Outside

The property is one of just a small handful of exceptional detached houses situated on a quiet small-scale development within the grounds of a Victorian manor house. The property is accessible between brick pillars with the potential to erect gates should a buyer wish to do so. The driveway is extensive and provides plenty of **OFF-ROAD PARKING** and leads onto an area of lawn with planning permission (DC/24/01788 – Babergh District Council) for the erection of a double garage.

To the rear of the property is a paved terrace with over 100 square meters of paving, extensive exterior lighting and numerous power sockets. The garden has been seeded to provide an area of lawn and contains a number of evergreen trees.

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 A – 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

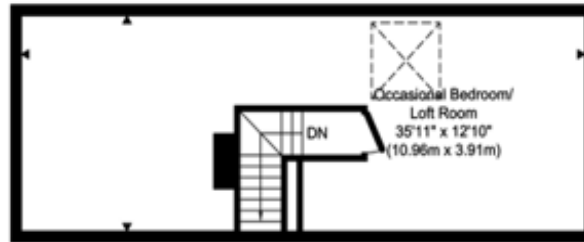
VIEWING: Strictly by prior appointment only through DAVID BURR.

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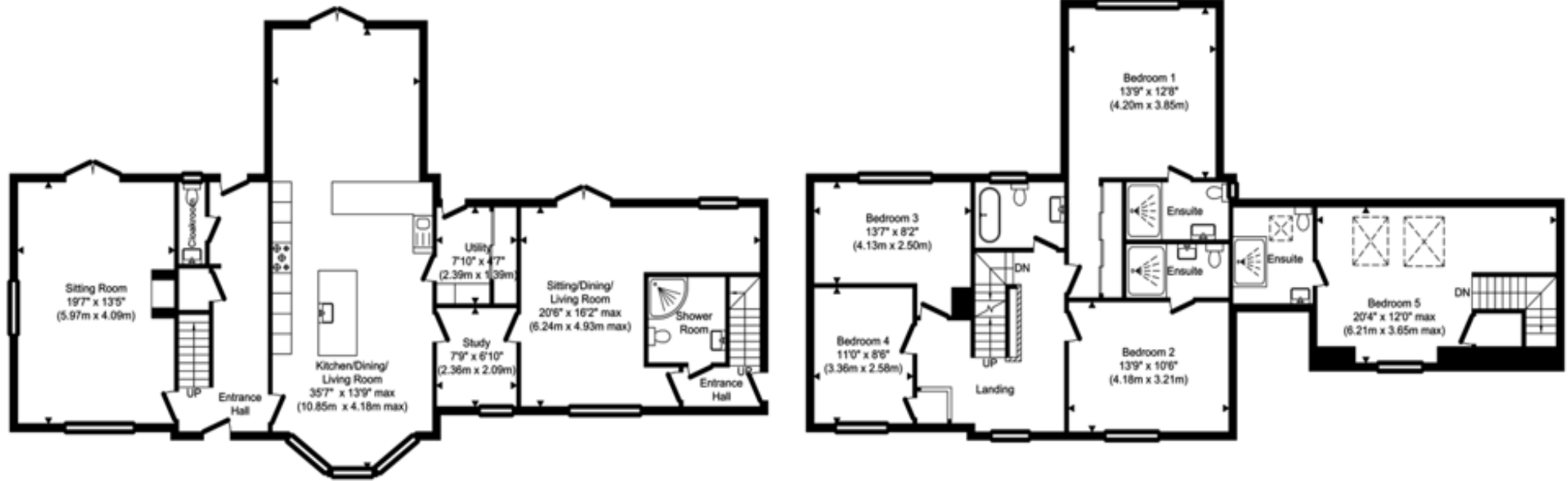


BRYSON
HOUSE





Second Floor
 Approximate Floor Area
 452.19 sq. ft.
 (42.01 sq. m)



Ground Floor
 Approximate Floor Area
 1002.87 sq. ft.
 (93.17 sq. m)

Annexe
 Approximate Floor Area
 331.09 sq. ft.
 (30.76 sq. m)

First Floor
 Approximate Floor Area
 1200.39 sq. ft.
 (111.52 sq. m)

TOTAL APPROX. FLOOR AREA 2986.55 SQ.FT. (277.46 SQ.M.)
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