oakheart

£800,000

Price Guide

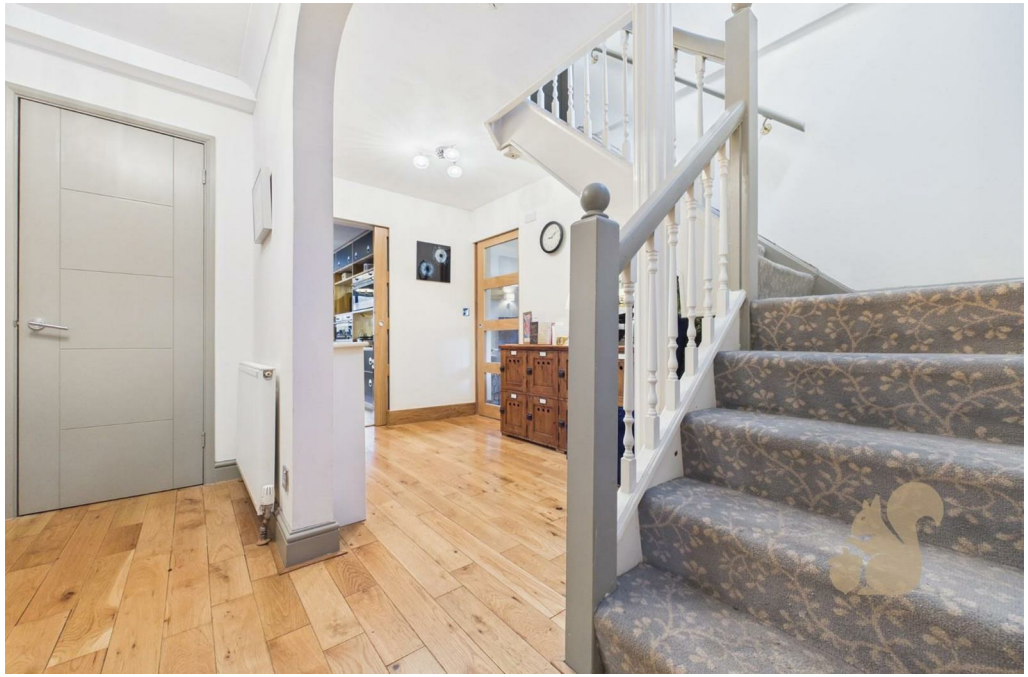
Folley Road, Hundon

£800,000 - £850,000 Situated within generous grounds and surrounded by open countryside on the outskirts of the desirable village of Hundon, The Old Forge is a charming and substantial five-bedroom detached family home offering versatile accommodation and beautiful rural views.

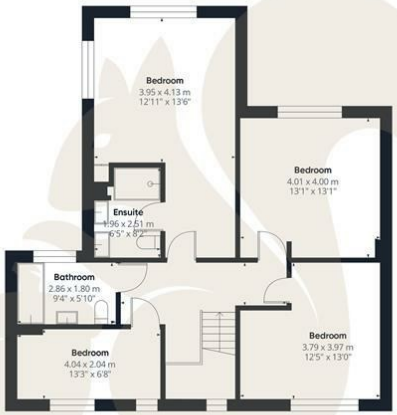
The ground floor is accessed via an entrance porch leading into a spacious and welcoming reception hall, complete with a striking staircase rising to the first floor. To the right-hand side of the property is an impressive triple-aspect sitting/family room, flooded with natural light and centred around a stunning inglenook fireplace with wood-burning stove. A door provides direct access to the rear gardens, creating a wonderful connection between the home and its outdoor spaces.

To the opposite side of the property is a well-proportioned and recently modernised kitchen/breakfast room which opens into a garden room, providing an ideal space for everyday family living. The kitchen is fitted with a central island and breakfast bar, creating a natural divide to a dining area, all enjoying pleasant views over the gardens. A separate utility room is located just off the kitchen. Further ground floor accommodation includes a home office and a games room, perfect for family living and entertaining. Also on the ground floor is a bedroom with an en-suite shower room. This section of the house offers excellent potential for use as a self-contained annexe, ideal for multigenerational living or guest accommodation.

To the first floor, the dual-aspect principal bedroom benefits from an en-suite bathroom and enjoys delightful countryside views. There are three further well-proportioned bedrooms and a family bathroom, all of which also take advantage of the surrounding rural outlook.



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

216.7 m²

2332 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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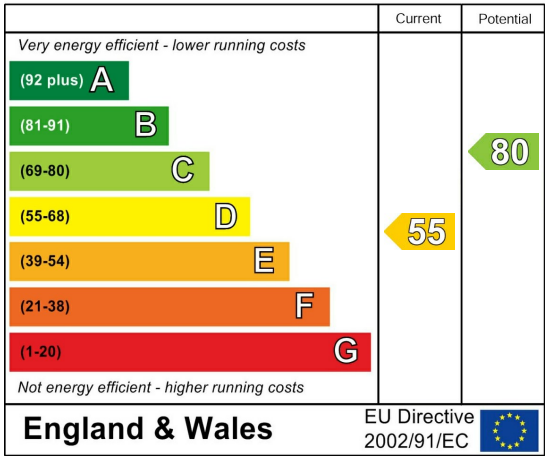
Local Authority:
West Suffolk Council

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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