



**SKYLARKS**

Belchamp Otten, Suffolk

**Carter Jonas**



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## SKYLARKS, THE STREET, BELCHAMP OTTEN, SUFFOLK, CO10 7BG

- Long Melford 6 miles
- Sudbury 6 miles
- Clare 5 miles

Hallway • Boot room • Sitting room • Office • Kitchen  
Family Dining room • Office • Principal bedroom with  
ensuite shower • 3 Further bedrooms • Family bathroom  
• Garage • Garden

### DESCRIPTION

Skylarks is a stunning example of a substantial family home, with generous proportions throughout and a show stopping extension to the rear. The property offers a welcome entrance hall, with a separate boot room and cloakroom, a perfect home office/study and a double aspect sitting room with working log burner. To the rear is the hub of the home, with the open plan kitchen/garden room, beautifully designed with ample storage and countertop space, integrated appliances for a seamless finish, complete with underfloor heating and a green roof; space for dining/entertaining all with stunning views. Upstairs the property offers a principal bedroom suite, with a further 3 bedrooms and family bathroom, all well presented and with beautiful views of the surrounding countryside.

It is important to note that this property has been designed with the future in mind, including an electric car charging point, solar panels and air source heating, creating an efficient house as well as a lovely home.

### OUTSIDE

The property is approached via a gravel driveway with ample parking and access to the integrated garage. The majority of the garden space is to the rear which provides formal laid lawn with established borders, creating a tranquil spot to enjoy the southerly views.

**AN IMMACULATE FAMILY HOME, ENHANCED FOR THE FUTURE WITH A STUNNING EXTENSION TO CAPTURE A WIDE COUNTRYSIDE VIEW, IN A PEACEFUL VILLAGE AND A STONE'S THROW FROM SUDBURY.**



## LOCATION

Belchamp Otten is a picturesque and peaceful village in the north corner of Essex on the Suffolk Borders and is surrounded by open countryside. The village of Long Melford is about 6 miles which regularly features in the top 10 best villages of England and provides a good range of shops as well as a choice of pubs and restaurants. There are a range of local primary schools in the area to choose from, Stoke College, which is an independent private school catering for the ages of 3 through to 16, and secondary schools include Stour Valley in Clare and Hedingham School and Sixth Form. Sudbury (about 6 miles) is a busy market town with extensive amenities and facilities including a railway link to London Liverpool Street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage via Klargester. Air Source heating.

**Local Authority:** Braintree District Council

**Council Tax:** Band E

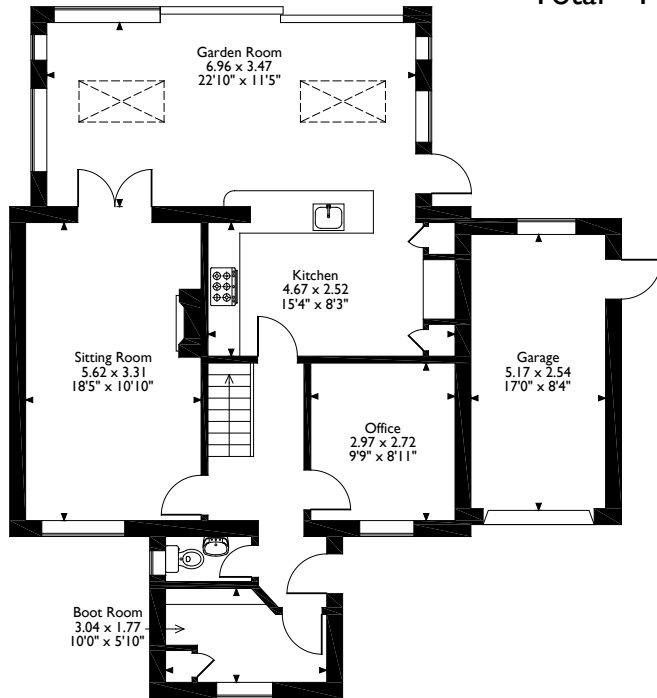
**Viewing:** By appointment with Carter Jonas  
T: 01787 882881

**What3Words:** ///jazzy.slide.duplicity

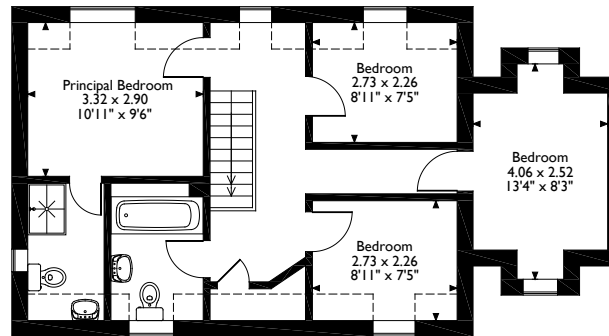




Skylarks, Belchamp Otten, Suffolk  
 Approximate Gross Internal Area  
 Main House = 136 Sq M/1463 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 149 Sq M/1603 Sq Ft

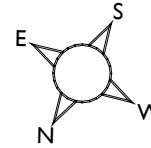


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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