



Owls Hall,  
Hundon

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**6,399 sq ft (595 sq m) | Freehold**  
**Contemporary, light-filled accommodation**  
**6 bedrooms, 4 with en suites**  
**Delightful gardens | Set in all 4.7 acres**

**Offers over £1,250,000**

**A spectacular contemporary home of extraordinary scale, set privately in 4.7 acres of Suffolk countryside.**

Defined by an impressive sense of space and light with interiors that feel modern, open and connected to the surrounding landscape, Owls Hall is a comprehensive, architect-designed converted barn remodelled and refurbished to a high standard with thoughtfully designed interior lighting throughout, offering over 5,500 sq ft of beautifully designed accommodation, with original features such as vaulted ceilings and exposed timbers. Large areas of glass frame views of the gardens whilst drawing light into the home, enhancing the contemporary feel throughout.

The house is anchored by a spectacular 54ft open-plan living space; flooded with natural light and designed to provide a seamless flow between the kitchen, dining and sitting areas. Centred around a substantial island the bespoke Leicht kitchen is fitted with integrated appliances and a hidden pantry, with the remainder of the space dedicated to generous reception areas positioned to take full advantage of the natural light and garden outlook. Sliding doors open directly onto the terrace, bringing the outside into the home whilst also creating an ideal setting for modern family life. Complementing the open-plan living space, the property offers a range of additional reception rooms that enhance its versatility; a dedicated cinema room provides the perfect setting for film nights and entertaining, while a generous study offers an ideal environment for home working, with the garden room enjoying an attractive outlook over the surrounding grounds, creating a bright and tranquil space for reading, relaxing or informal entertaining.

The bedroom accommodation is arranged across two floors. The ground floor provides four bedrooms, two of which benefit from en suite shower rooms, together with a family bathroom. On the first floor, there are two further light-filled bedroom suites beneath vaulted ceilings with rooflights, both with stylish en suite facilities, along with a large snug providing further flexible living space.



**Outside**

Approached via a five bar gate with a gravelled driveway, Owls Hall provides ample space for parking and access to the former stable block which is currently used as storage sheds, and subject to the necessary consents, could offer potential for conversion to additional accommodation. The property is surrounded by beautifully landscaped gardens bordered by mature trees and established hedging. A paved terrace enveloping the rear elevation, offers the ideal space for the al fresco dining and entertaining with views over the generous grounds, which include a vegetable garden, large pond and greenhouse, as well as a substantial paddock offering potential for equestrian use.

**Location**

Owls Hall is situated 1.1 miles from the village of Hundon which is a well-served Suffolk village offering a good range of amenities including a shop, a post office, a village hall, primary school and the Rose & Crown pub.

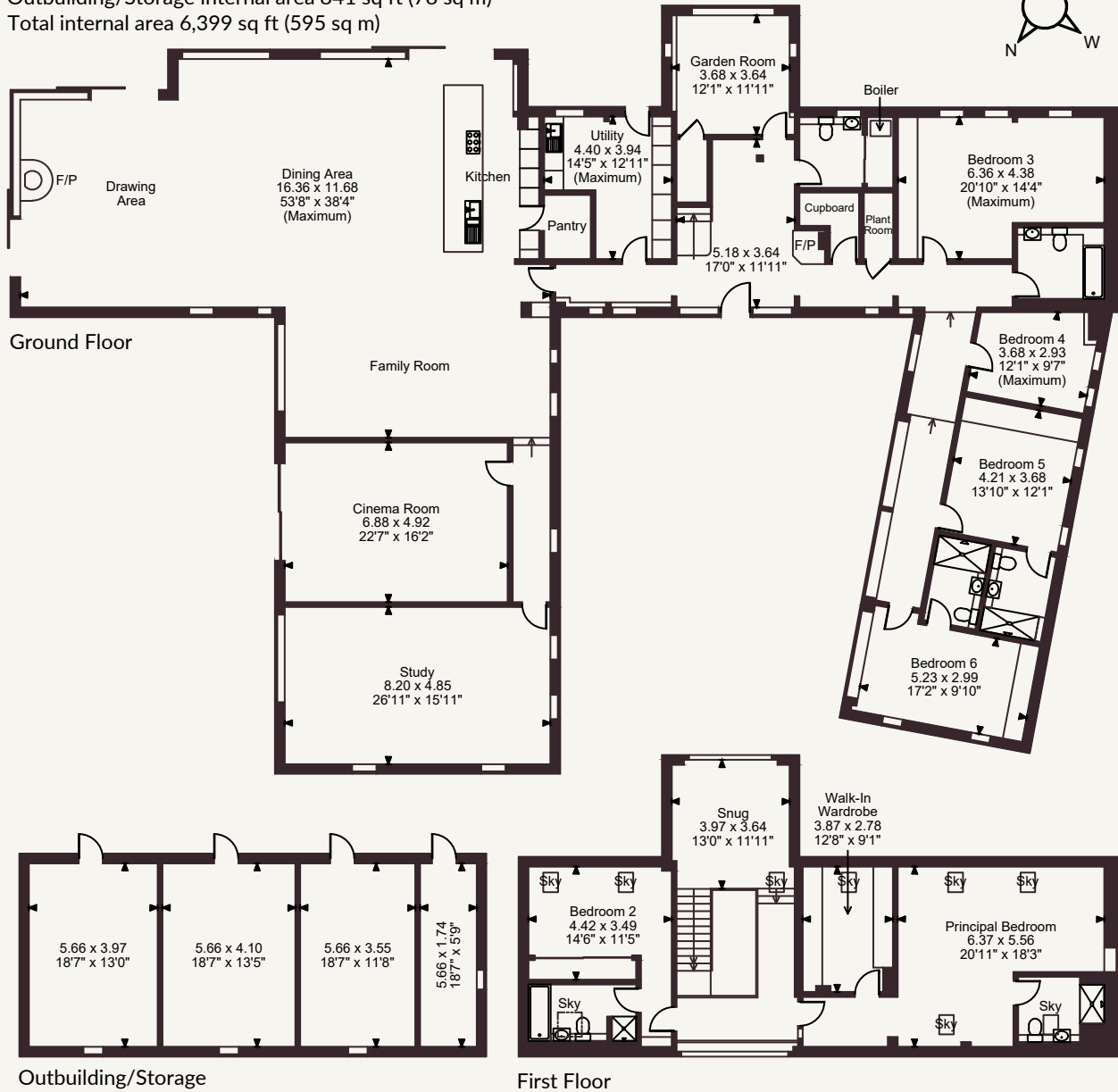
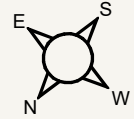
Further everyday facilities are available in the medieval market town of Clare as well as Bury St. Edmunds with comprehensive shopping and leisure facilities. For commuters the property is well placed for those needing to connect to London, with A14 and A12 road access or railway links at Audley End, Cambridge or Bury.

**General**

Local Authority: West Suffolk Council  
 Services: Mains water and electricity are connected. Shared drainage sewerage system with neighbouring property. Oil fired central heating. Underfloor heating throughout the ground floor.  
 Council Tax: Band G  
 EPC Rating: D  
 Mobile and Broadband checker: Fibre broadband with speeds in excess of 900 Mbps. Further information can be found here <https://checker.ofcom.org.uk/en-gb/>



Owls Hall Chimney Street, Hundon, Suffolk  
 Main House internal area 5,558 sq ft (516 sq m)  
 Outbuilding/Storage internal area 841 sq ft (78 sq m)  
 Total internal area 6,399 sq ft (595 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.  
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## Suffolk

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