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## LOW VALE, STOKE ROAD, CLARE, SUFFOLK, CO10 8HH

- Long Melford 8.5 miles
- Sudbury 8 miles
- Bury St Edmunds 18 miles
- Cambridge 26 miles

Entrance Hall • Sitting Room • Kitchen/breakfast room  
Utility • Pantry • Cloakroom • Principal bedroom  
with ensuite bathroom • Bedroom 2 with ensuite  
dressing room and family bathroom • 2 Further double  
bedrooms • Family bathroom • Stables • Manege  
Garage • Parking

### DESCRIPTION

Low Vale is a spacious and flexible 1980's chalet bungalow, which over time has been extended and modernised, to now offer a vast amount of well present accommodation, whilst set in 5 acres.

In brief the property comprises, an Aga fitted kitchen/ breakfast room with wonderful proportions, to offer great entertaining space, adjacent is a utility room fitted with appliances, and a pantry. Beyond is a further sitting room with log burning stove and double aspect views, 3 downstairs generous double bedrooms, one with an ensuite and a large family bathroom, with spacious principal suite with ensuite on the first floor.

### OUTSIDE

Outside offers in and out driveway, with electric gates, providing ample parking to the front with 5 acres, to the side and rear. The equestrian facilities are fantastic, with 2 stable blocks and an American barn with 12 stables in total, all of which have power and lighting, 8 paddocks, as well as the 4 rear stable blocks are fitted with automatic water troughs and drinkers, A large tack room in the white barn and a track around the perimeter of the property, with a winter turnout area, again with water trough and field shelters and a floodlit manege.

**A LARGE 4 BEDROOM CHALET BUNGALOW, WITH EXCEPTIONAL EQUESTRIAN FACILITIES, SET IN 5 ACRES, ON THE OUTSKIRTS OF CLARE AND CLOSE PROXIMITY TO NEWMARKET.**





## LOCATION

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St Peter and St Paul Church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, pubs, restaurant and a school. The market town of Sudbury, with its branch line commuter service to London's Liverpool Street, lies 8 miles to the east or, alternatively, direct services run from Audley End. Bury St Edmunds lies approximately 18 miles to the north, whilst Cambridge is 26 miles to the west.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water & drainage  
Oil fired central heating  
Underfloor heating to Hallway, Kitchen & Family bathroom

**Local Authority:** Babergh District Council

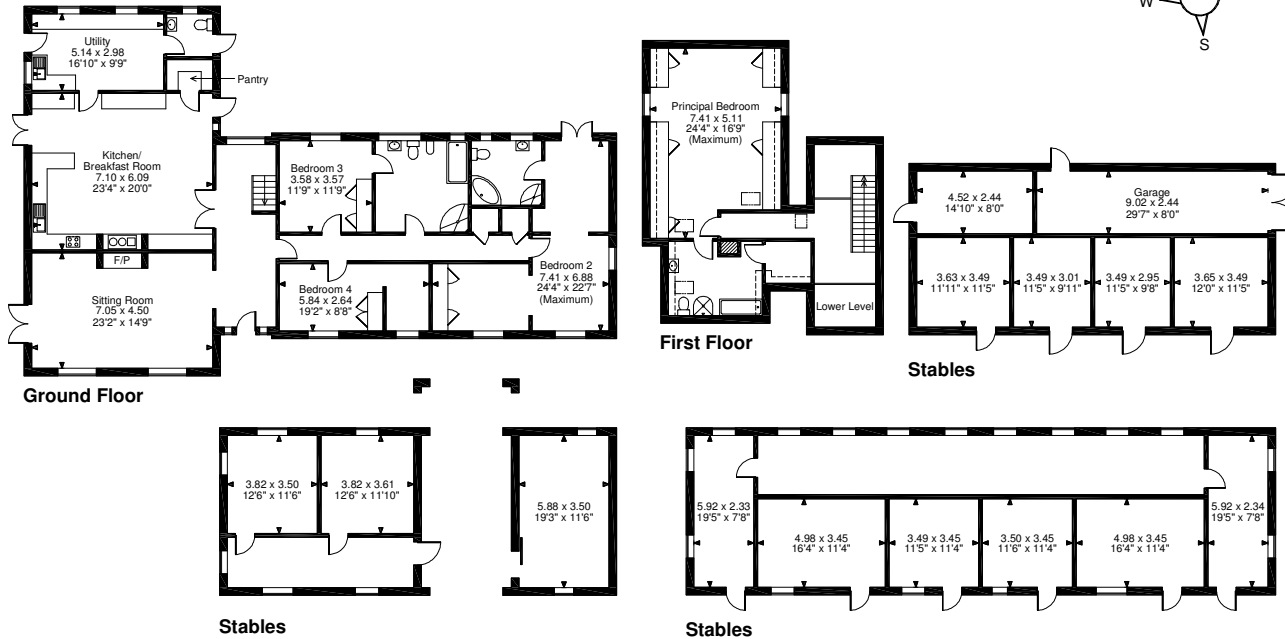
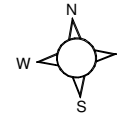
**Council Tax:** Band G

**What3Words:** [///glider.requires.lifestyle](https://www.what3words.com/#!/glider.requires.lifestyle)

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



**Low Vale, Clare, Suffolk**  
**Approximate Gross Internal Area**  
**Main House = 2,878 sq ft / 267 sq m**  
**Stables = 2,753 sq ft / 256 sq m**  
**Total = 5,631 sq ft / 523 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>73</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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