



WELL HOUSE

Round Maple | Suffolk



Chapman Sticks





Chapman Stickels

AN INDIVIDUAL FAMILY HOUSE OCCUPYING A WONDERFUL RURAL SETTING TOGETHER WITH ANNEX POTENTIAL, A DETACHED TWO BAY CART LODGE AND GARDENS ADJOINING OPEN COUNTRYSIDE

- Front porch • Dining room • Sitting room • Kitchen / breakfast room •
 - Utility / boot room • Snug • Study • Integral store • Landing •
- Five bedrooms (with one ensuite) • Family bathroom • Gardens • Parking •
 - Detached oak-framed cart lodge • In all, 0.33 acres •

Boxford – 2.8 miles / Colchester North Station - 13 miles / Sudbury – 6.2 miles





The Property

Well House is a five-bedroom family house which occupies a fabulous rural setting along a minor country lane. Surrounded predominately by countryside, the property's serene setting is accentuated by far-reaching rural views to both the front and rear.

The well-proportioned accommodation gives a notable amount of natural light, where the full-width dining and sitting rooms are twin aspect, and the latter offers a central fireplace with built-in Georgian style alcove cupboards.

The kitchen / breakfast room also spans the entire width of the house, which includes a solid pine dresser and numerous pine wall and base units under a marble worksurface with inset butlers sink.

The principal first floor is accessed via the dining room, where bedrooms two, three and four overlook the adjacent front garden with fields and woodland beyond. Bedroom one (with ensuite shower room) overlooks the main rear garden and countryside, which is also enjoyed by the landing and family bathroom windows.

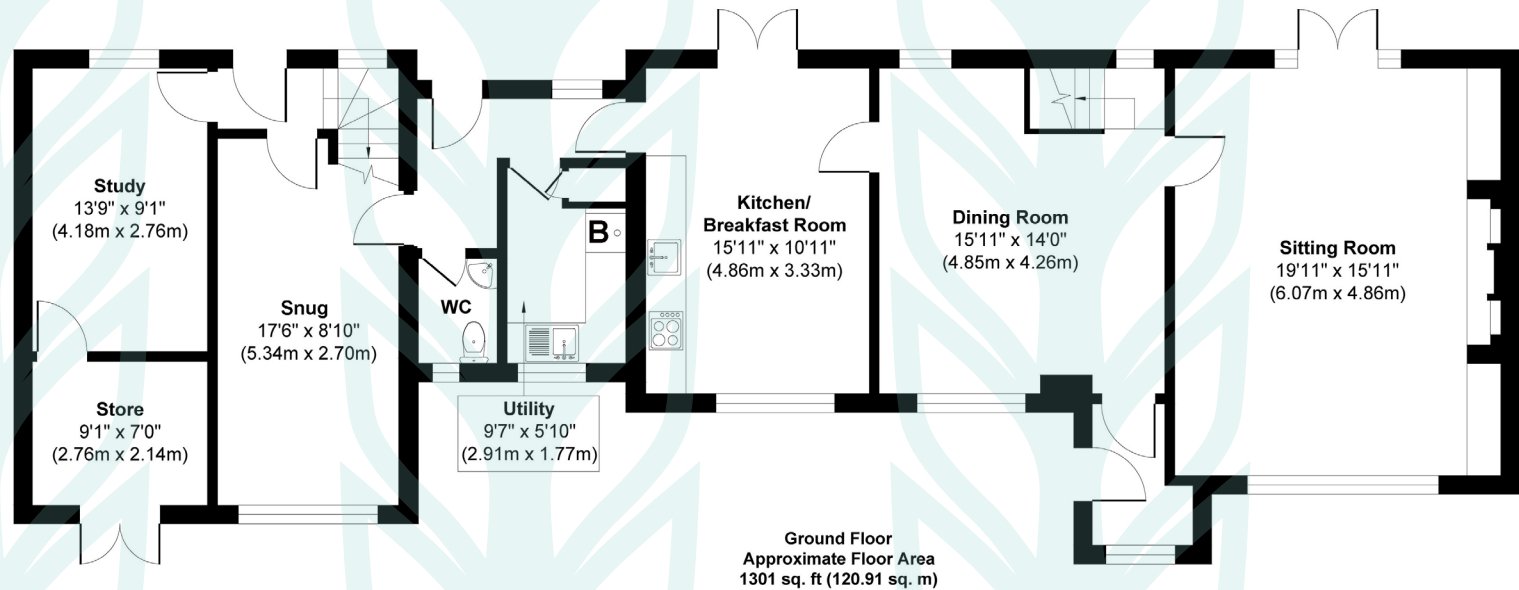
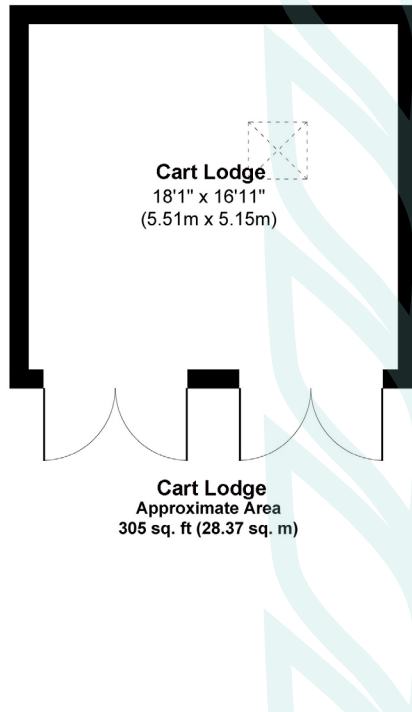
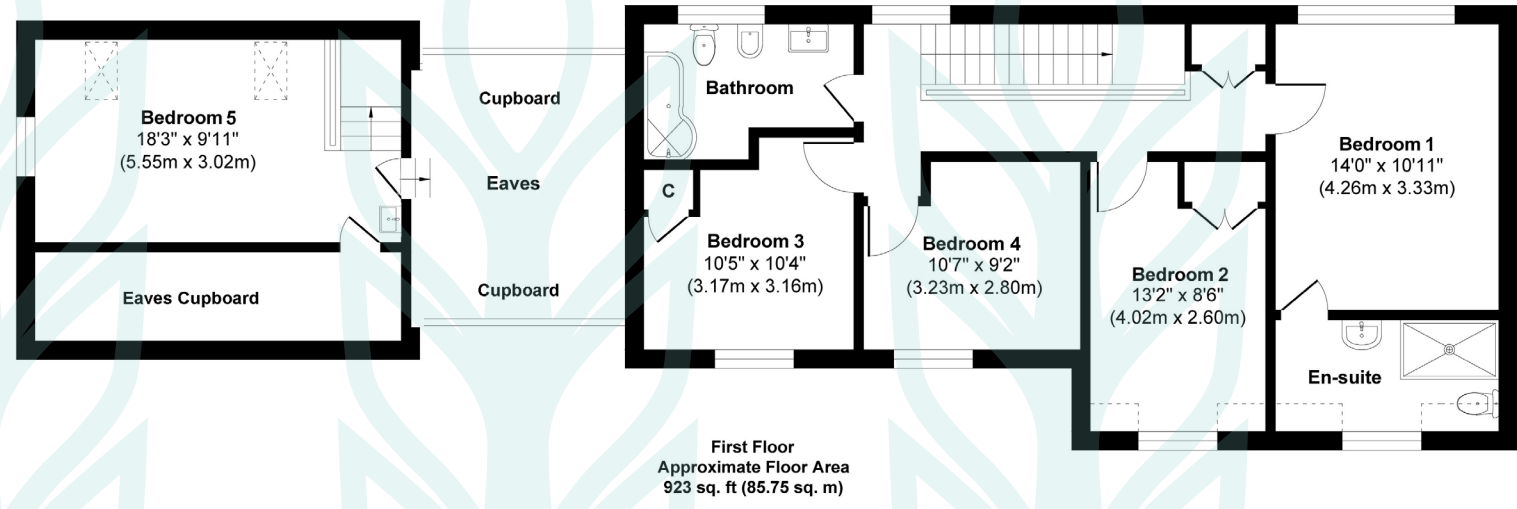
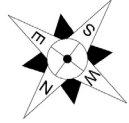
The northern end of the house has separate access via the rear of the property and is essentially self-contained by a single storey central area which comprises a rear boot room with cloakroom and utility room. Providing ideal annex potential, the living room or study could be easily adapted to provide an additional kitchen, if required. The first floor to this section provides an additional bedroom with front eaves storage.

Outside, Well House is approached over a tarmac driveway where a set of oak gates lead onto an extensive parking of pea shingle, which gives access to the detached two bay oak-framed cart lodge which was constructed in 2023. Enjoying a private southerly aspect, the principal rear garden is chiefly laid to lawn with a sheltered patio and vegetable garden located beyond the garage.





Well House, Round Maple, Edwardstone, Suffolk CO10 5PR



Approx. Gross Internal Floor Area 2224 sq. ft / 206.66 sq. m

Approx. Gross Internal Cart Lodge 305 sq. ft / 28.37 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Location

Round Maple is a quaint hamlet which lies within the rural parish of Edwardstone. The nearby village of Boxford, which is some 3 miles to the south, offers a wide range of everyday facilities including local stores, post office, butcher, pubs, general practitioners surgery and primary school. The market town of Sudbury, with its commuter rail service, is about 7 miles and Colchester, with its mainline rail link to London Liverpool Street Station, is about 13 miles.

EPC Rating

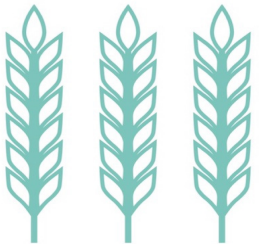
Current E (39) Potential C (78)

Services

Mains water and electricity are connected. Modern private sewerage treatment plant. Oil-fired heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band G (2024)



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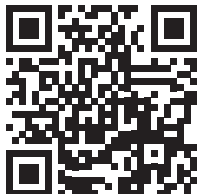
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