



WOODSIDE

Polstead Heath | Suffolk



Chapman Stickels





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A WONDERFULLY SECLUDED BUNGALOW SET IN OVER ONE
ACRE OF GARDENS WHICH ABUT WOODLAND AND
OPEN FARMLAND

- Porch • Entrance hall • Sitting room • Dining room • Inner hall •
- Kitchen / Breakfast room • Utility • Three double bedrooms (1 ensuite) •
- Family bathroom • Garden room • Detached double garage •
- Gardens • Outbuildings • In all, 1.2 acres •

Hadleigh – 3 miles / Colchester – 12 miles / Sudbury 10 miles





The Property

Occupying an idyllic and private rural setting, Woodside is a 'stand-alone' bungalow discreetly positioned along a minor country lane. Built in 1945 to an individual design and specification, the bungalow was subsequently extended in the 1990's, providing well-proportioned accommodation which has a pleasing layout.

The main reception room with open fire forms part of the later addition, with a part vaulted ceiling and full height triple aspect windows and double doors onto part of the garden (south). Either side of the sitting room are two double bedrooms, both of which give twin aspect views. A further twin aspect double bedroom to the northern end also benefits from a separate dressing area with an adjoining ensuite shower room.

The remaining reception room is to the front, which consists of a formal dining room with wood burner and a large picture window overlooking the eastern part of the garden and driveway. Accessed via an inner hall with full height storage, the kitchen / breakfast room also provides a similar vista via a further picture window. Fitted on three walls with worksurfaces and numerous oak units and cupboards, the kitchen / breakfast room leads through to the triple aspect garden room with a further door leading to the front parking area.

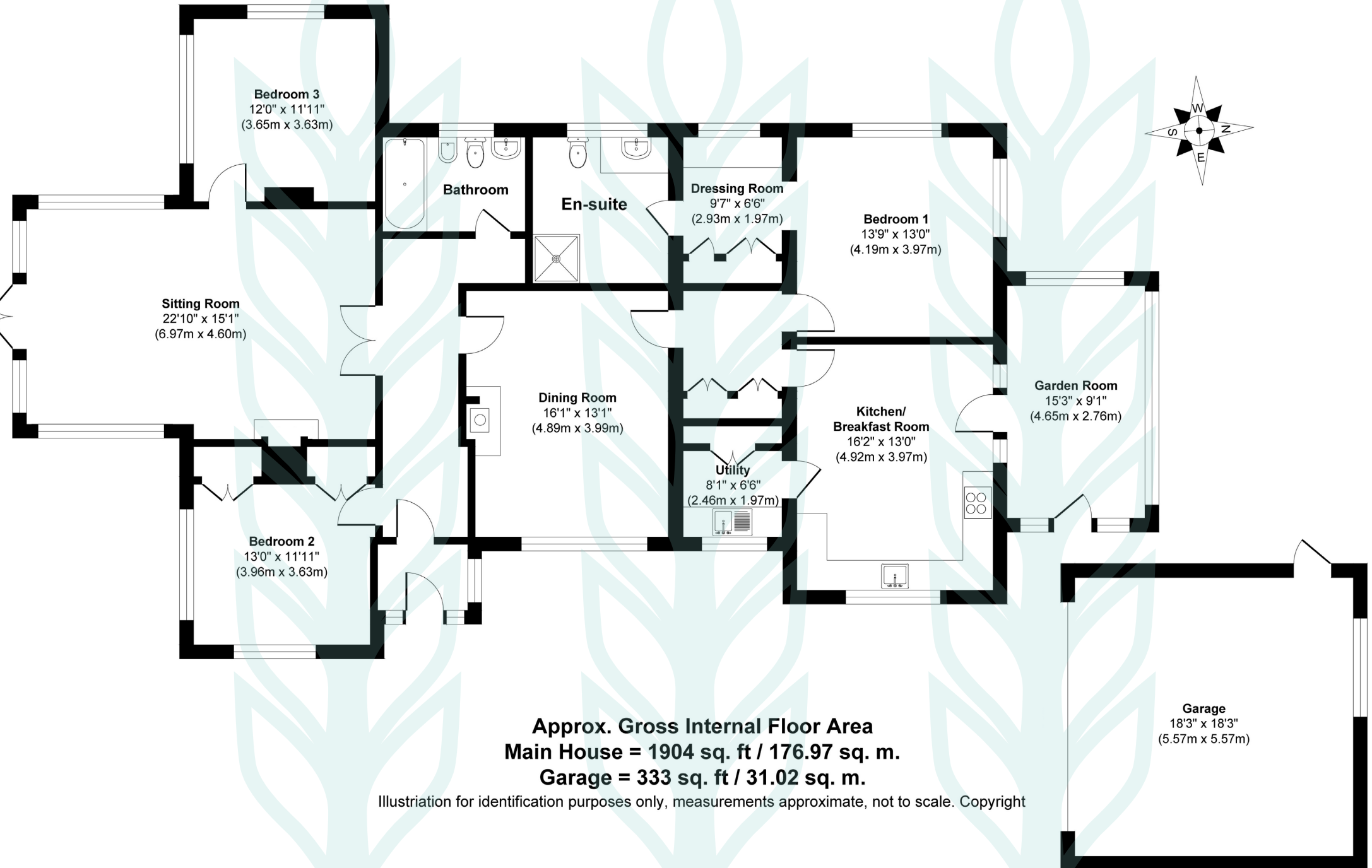
Woodside is set well back in its private 1.2-acre plot, with a central drive flanked by two large areas of lawn with a summerhouse. The drive widens, providing ample parking space which leads to the detached double garage with power connected.

The extensive gardens extend to all sides of the bungalow, particularly to the south, with an orchard of apple, plum, and mulberry. The entire southern and western boundaries adjoin meadows and arable fields, with woodland and a pond defining the northern area. Outbuildings include two wooden sheds and two large open stores.





Woodside, Stackwood Road, Polstead Heath, CO6 5BA



Location

Woodside is located in a popular and peaceful rural hamlet which is located some 3 miles to the west of Hadleigh. Hadleigh itself provides excellent facilities including supermarket, shops, restaurants, pubs, and schools.

Services

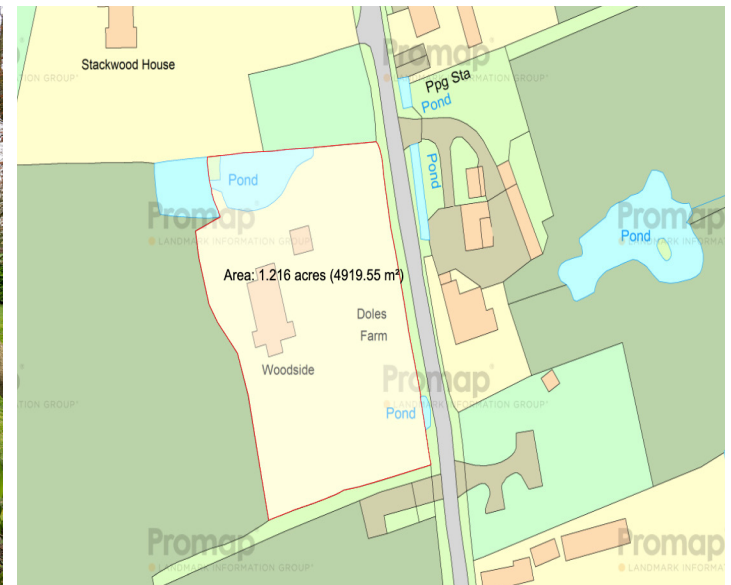
Mains water, electricity and drainage are connected. Fibre optic broadband. Oil-fired heating. Solar panels to the entire south side of the garage.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band G (2024)

EPC Rating

Current D (66). Potential C (72).



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