



BEDFORD HOUSE

Stoke By Nayland | Suffolk



Chapman Sticks

BEDFORD HOUSE, STOKE BY NAYLAND, SUFFOLK, CO6 4RA

Colchester North Station - 8 miles

Sudbury - 9 miles

Nayland - 2 miles

- Hall • Sitting room • Kitchen / dining room •
- Utility room • Cloakroom • Four bedrooms (1 Ensuite) •
- Bathroom • Detached garage • Office / Study •
- Off-road parking • Landscaped gardens • Outbuildings •
- In all 0.17 acres •

The Property

Set well back in its plot, Bedford House is a detached four-bedroom house which is believed to date from the 1930's. However, in 2017, the house was notably improved by a two-storey addition which significantly extended the kitchen / dining room, whilst reconfiguring part of the first floor and adding a further double bedroom.

The completed addition has resulted in a well-proportioned and contemporary family home which has much appeal. Accessed via a welcoming entrance hall with quarry tiled flooring, the impressive open plan kitchen / breakfast / dining room is comprehensively fitted with quartz worksurfaces, numerous cupboards and drawers, and a matching work island unit. The light oak flooring extends into the main dining area, with bi-fold doors leading onto the rear patio.

The remaining reception space is the sitting room which is also triple aspect, providing a focal fireplace with a sandstone surround and further oak flooring. To the rear of the house is a utility room providing further quartz worksurfaces, butlers sink and storage.

Set around a central landing, the two main twin aspect bedrooms are set to either end of the house and similarly to bedroom three, all overlook the village's recreation ground. The final fourth bedroom is to the rear which overlooks the main garden, as does the family bathroom and the main bedroom with ensuite.

A STYLISHLY PRESENTED FAMILY HOUSE DISCREETLY POSITIONED IN THE VILLAGE TOGETHER WITH OUTBUILDINGS, LANDSCAPED GARDENS AND AMPLE OFF ROAD PARKING



Outside, the house is set in about 0.17 acres where the property is approached over an extensive 'in and out' driveway providing ample parking. A detached single garage to one side has been part converted, providing a useful rear home office / study.

The well-maintained and thoughtfully designed garden is chiefly to the rear, consisting of an extensive rear terrace which is chiefly accessed via the dining room and utility room. Steps lead onto an area of lawn defined by established flower and plant borders. A further terrace is set to one corner. The garden extends to the western side of the house providing a further area of lawn and vegetable patch. Further outbuildings include a summerhouse and garden shed.

Location

Stoke By Nayland has been designated as one of Outstanding Natural Beauty and is famous for the works of John Constable. The village offers day to day amenities including two very well-regarded public houses and restaurant and village shop.

EPC Rating

Current D (58). Potential C (73).

Services

Mains water, electricity and drainage. Oil-fired central heating.

Local Authority and Council Tax

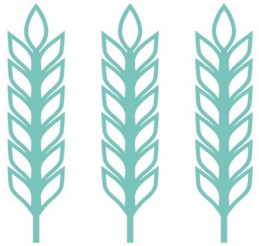
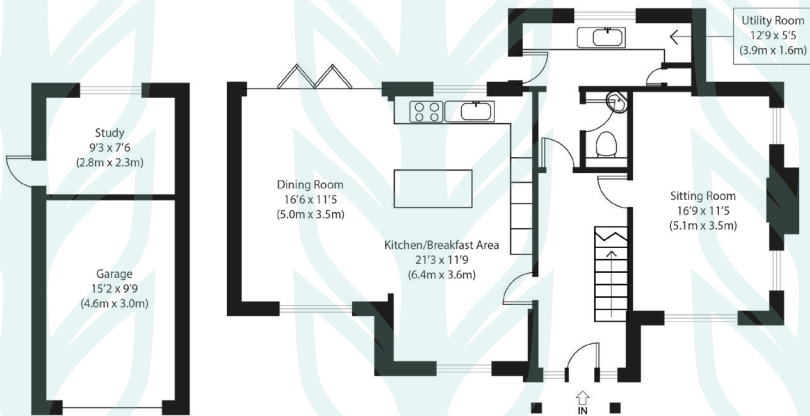
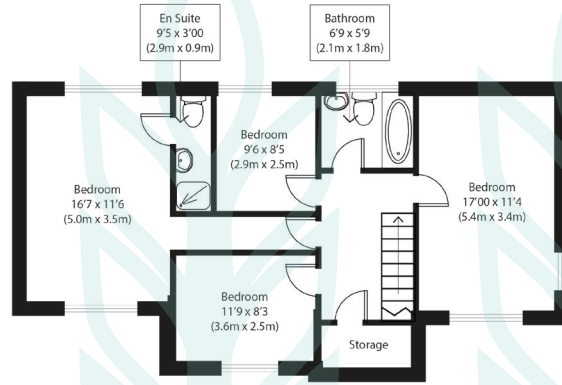
Babergh & Mid Suffolk District Council
Band E - (2024)



Bedford House, Blundens Corner, Stoke By Nayland, CO6 4RA

Approximate Gross Internal Area
 Main House 1685 sq ft (157 sq m)
 Outbuildings 225 sq ft (21 sq m)
 Total 1910 sq ft (177 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright Chapman Stickels



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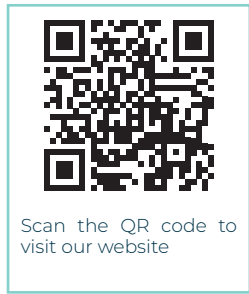
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