



MILL GREEN HOUSE

Edwardstone | Suffolk



Chapman Sticks

MILL GREEN HOUSE MILL GREEN, EDWARDSTONE SUFFOLK, CO10 5PX

Boxford - 1.7 miles
Colchester North Station - 12 miles
Sudbury - 7 miles

- Entrance hall • Boot / utility room • Ground floor shower room •
- Dining room • Open-plan kitchen / dining / garden room •
- Study • Landing • Four bedrooms (with one ensuite) •
- Family bathroom • Gardens • Off-road parking •
- Detached double garage • In all, 0.25 acres •

The Property

Occupying a quaint village setting, Mill Green House is an attractive period house which according to its Grade II Listing dates from the 18th century.

Features of the original part include pamment tiled flooring to the entrance hall and the twin aspect dining room with fireplace. The main dual aspect sitting room provides a further fireplace with wood burner, exposed pine floorboards and a feature bay window to the front.

Attached to the south side of the house is a substantial single storey addition which provides an open-plan, triple aspect kitchen / dining / garden room which combines contemporary family living with the period charm of the main house. The extension has also been comprehensively improved and modernised by the current owners, which is fitted with quartz work surfaces, modern integral appliances, and oak flooring. Twin skylights and two sets of bi-fold doors were also commissioned, providing much natural light with panoramic views and access onto the principal garden.

Similarly to the ground floor, the bedrooms on the first floor provide wonderful views over the gardens and adjacent countryside beyond the entire western boundary.

Outside, the house is attractively set back beyond a brick and flint wall which defines the front eastern boundary. A driveway to the north provides off-road parking that leads to a detached double garage which has power connected.

A DETACHED FOUR-BEDROOM PERIOD HOUSE SET IN SOME 0.25 ACRES TOGETHER WITH PRIVATE GARDENS, OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE



The majority of the garden is to the south and west, where a sunken patio with a retaining wall and steps lead onto an expanse of lawn which is interspersed with mature trees and shrubs. Adjacent to a secluded vegetable garden is a timber shed.

Location

Set in the centre of this popular rural village, Edwardstone is located between historic Lavenham and Sudbury with a thriving public house and parish church, situated approximately 1.7 miles from the village of Boxford which 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 St Station, is about 12 miles.

Services

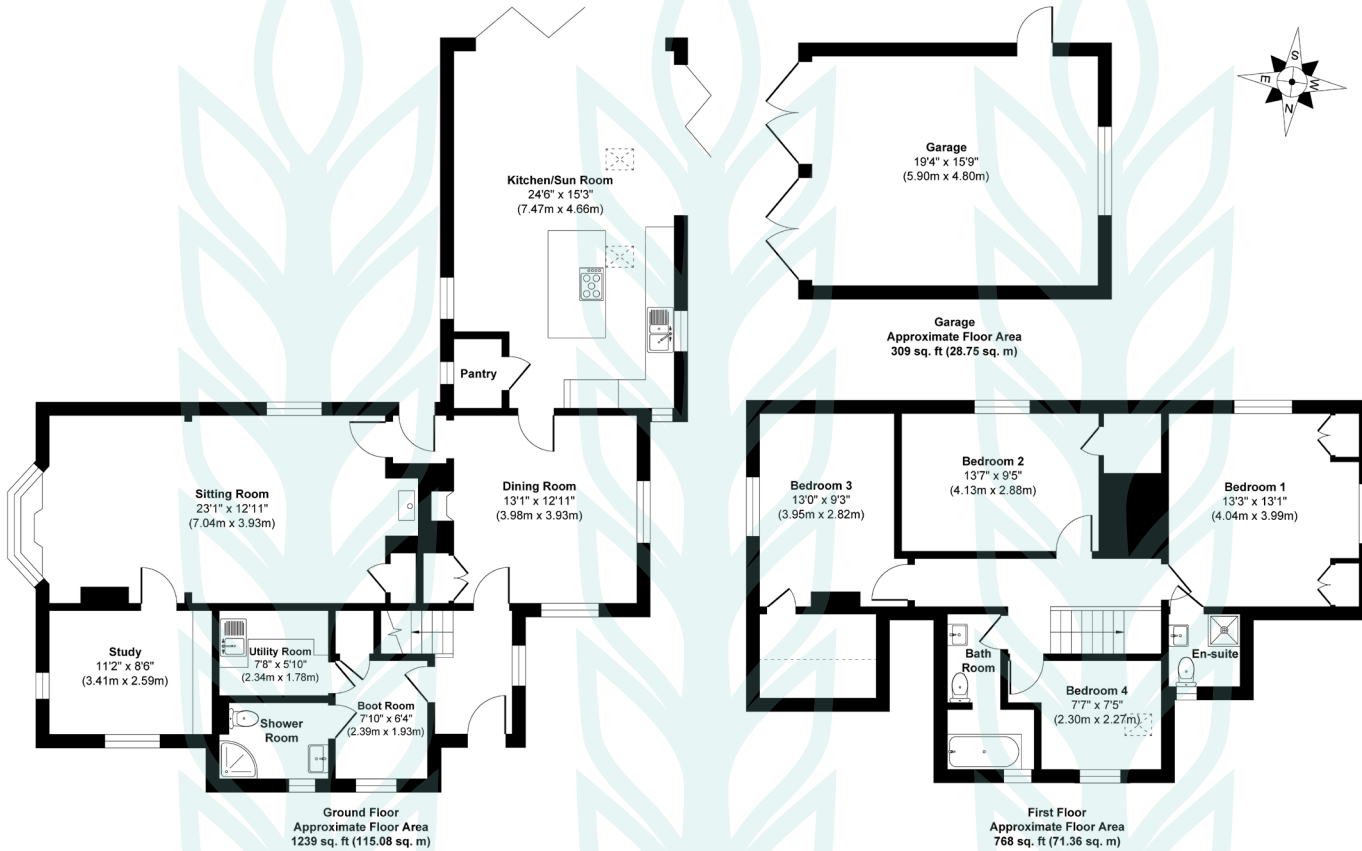
Mains water, electricity and drainage. Oil-fired heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council



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Approx. Gross Internal Floor Area 2007 sq. ft / 186.44 sq. m.
Garage Area 309 sq. ft / 28.75 sq. m.

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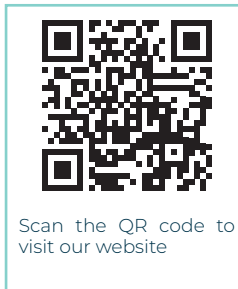
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