



# MILLFIELD WOOD

Polstead



Suffolk



Chapman Stickels





## Chapman Stickels

A DETACHED BUNGALOW DISCREETLY LOCATED ALONG A MINOR COUNTRY LANE WITH NUMEROUS OUTBUILDINGS, GARDENS AND EXTENSIVE WOODLAND AMOUNTING TO SOME 11.35 ACRES

- Entrance hall & inner hall • Sitting room • Kitchen / breakfast / dining room with pantry •
- Conservatory • Utility room • Shower room • Two double bedrooms (with one ensuite) •
- Garage • Yard • Lock-up stores • Log store • Dutch barn • Gardens and woodland •
- In all, 11.35 acres •

Hadleigh - 4 miles / Colchester - 11 miles / Sudbury - 10 miles





# MILLFIELD WOOD MILLWOOD ROAD POLSTEAD CO6 5AY

## The Property

Set well back in its secluded plot, the bungalow to Millfield Wood was built by the current owners in 1992, on land which they have owned since the mid-1950's.

Although evidently well maintained over the years, the accommodation would benefit from some cosmetic updating, where there is also plenty of scope for an addition, if desired. The existing accommodation covers some 1,600 sq.ft comprising a spacious twin aspect kitchen / breakfast / dining room with corner larder and a fireplace with wood burner. The adjacent sitting room has similar generous proportions, with a further fireplace with wood burner and sliding glazed doors onto the front lawn. To the opposite side of a central hall is the utility room, shower room and two double bedrooms (one of which being an ensuite).

The bungalow is set in its immediate grounds of about 1 acre, where a driveway to one side leads to an area of hardstanding beyond the bungalow, giving access to the rear uPVC conservatory and a part brick, part block garage. Adjoining the garage is a substantial range of three equally sized lock-up stores of block construction, with a timber log store beyond.

Generally laid to lawn, the principal garden widens to the south and enjoys a private, west facing aspect which abuts a partly wooded meadow with a dutch barn.

Arguably the key feature to the property is the additional 10.32 acres of deciduous woodland which forms the majority of Millfield Wood. This area to the west consists of numerous native species, including many mature specimens of oak, small leaved lime, ash, native cherry and hazel.

In all, the property covers some 11.35 acres.



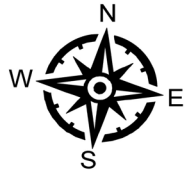


# Millfield Wood, Millwood Road, Polstead, Suffolk, CO6 5AY

Approximate Floor Area

Main House - 1570 sq. ft / 145.87 sq. m

Outbuildings - 2698 sq. ft / 250.63 sq. m



Store  
32'2" x 20'4"  
9.80m x 6.20m

Conservatory  
12'7" x 7'10"  
3.84m x 2.38m

Kitchen/Breakfast/  
Dining Room  
25'7" x 14'5"  
7.81m x 4.40m

Sitting Room  
23'5" x 14'5"  
7.14m x 4.39m

Bedroom  
15'10" x 11'3"  
4.82m x 3.44m

Shower  
Room

Utility  
9'3" x 7'0"  
2.82m x 2.13m

Bathroom

Bedroom  
18'2" x 12'9"  
5.54m x 3.88m

Barn  
22'4" x 21'0"  
6.80m x 6.40m

Store  
23'0" x 16'8"  
7.00m x 5.08m

Workshop  
23'0" x 16'8"  
7.00m x 5.08m

Store  
23'0" x 16'8"  
7.00m x 5.08m

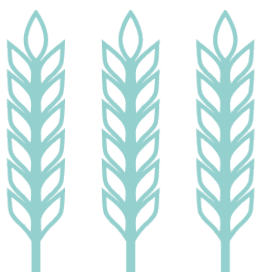
Garage  
21'7" x 17'11"  
6.57m x 5.46m

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

**Location**  
Set on the southern edge of this well-regarded hamlet, Polstead Heath is a small rural community situated some 3 miles to the west of Hadleigh. Hadleigh itself provides excellent facilities including supermarket, shops, restaurants, pubs, and schools.

**Services**  
Mains water, drainage and electricity are connected. Fibre optic broadband. Oil-fired heating.

**Local Authority and Council Tax**  
Babergh with Mid Suffolk District Council  
Band D (2024)



**Chapman Stickels**

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

**All enquiries:**

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



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