



# CHERITON

Polstead Heath | Suffolk



Chapman Sticks









Chapman Stickels

CHERITON, ROCKALLS ROAD, POLSTEAD, SUFFOLK, CO6 5AR

A COMPREHENSIVELY MODERNISED AND EXTENDED CHALET BUNGALOW  
FINISHED TO AN EXCEPTIONAL STANDARD TOGETHER WITH INTEGRAL  
GARAGE, PARKING AND GARDEN

- Entrance hall • Cloakroom • Integral garage • Upper hallway •
- Front sitting room • Open-plan kitchen / dining / family room • Utility room •
- Four double bedrooms (with two ensuite) • Family bathroom •
- Front and rear gardens • Off-road parking •

Manningtree - 12 miles / Sudbury - 10 miles / Colchester - 10 miles









### The Property

Located towards the end of an established cul-de-sac, Cheriton is a detached chalet-style bungalow which was originally built in the early 1970's.

Since 2017, the property has been meticulously modernised and comprehensively improved, which includes a substantial rear addition finished to an appealing contemporary edge.

All the remaining accommodation has also been painstakingly upgraded, which continues the stylishly modern theme.

Additional upgrades include the installation of 22 solar panels with battery, heat recovery system, underfloor heating throughout, aluminium framed double-glazed windows, and Cat 6 cabling.

The accommodation is split-level, where the entrance hall, integral double garage and cloakroom form the lower ground floor. Stairs lead to the central landing area which is spacious, with a full height birchwood ply balustrade.

The landing leads into the impressive kitchen / dining room, comprising the recent extension which was completed in 2021. The kitchen area is comprehensively fitted with crystal quartz work surfaces, including an extensive 'island' with inset induction hob. Further integral appliances include microwave, double oven, and a full-height fridge / freezer. Electric controlled triple glazed velux windows provide much natural light, together with the full width bi-folding doors which leads onto the main garden.

An opening leads up to the main reception room, where the original rear wall was removed which continues the open plan theme. A large picture window to the front takes advantage of the property's elevated setting, with views towards Stoke-by-Nayland.

Similar views are also enjoyed via the two front double bedrooms, which comprise bedrooms three and four, and are served by the family bathroom. Overlooking the main garden, the principal two double bedrooms are to the rear, both of which provide ensuite shower rooms.

The remaining accommodation is the utility / boot room, with granite worksurface, inset sink and plumbing / space for washing machine and tumble dryer.

Set back in its plot, Cheriton is built on elevated ground with a raised front lawn and a driveway to one side, which leads to the integral garage. Offering good privacy, the main rear garden has been recently landscaped, which consists of a patio and an adjacent lawn with a mature cherry tree and herbaceous borders. A timber shed is to one corner, which has power and further Cat 6 cabling. In all the property covers just under 0.2 acres.







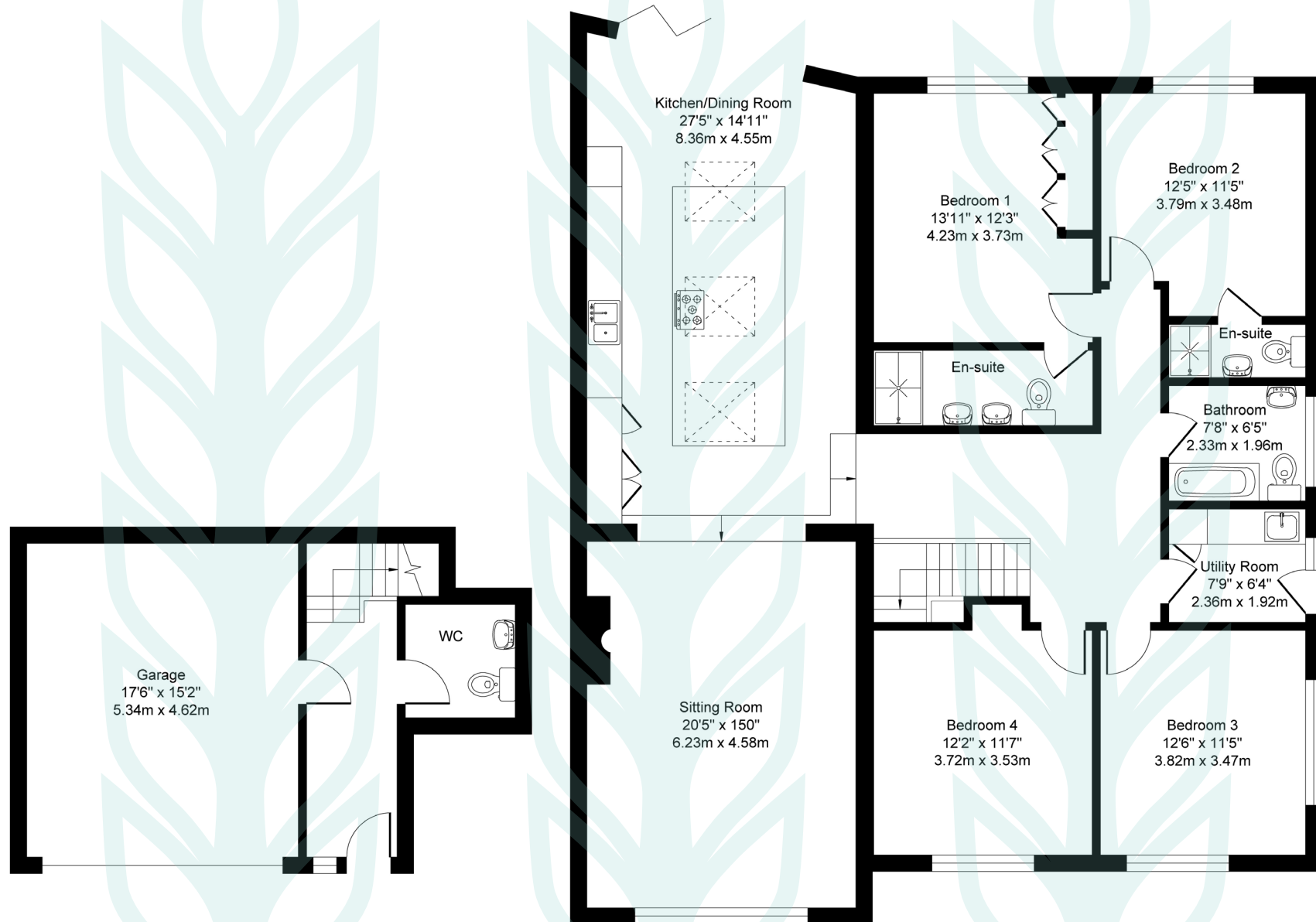


# Cheriton, Rockalls Road, Polstead, Suffolk, CO6 5AR

Approximate Floor Area

Main House - 1913 sq. ft / 177.72 sq. m

Garage - 266 sq. ft / 24.67 sq. m



Ground Floor

First Floor

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



### Location

Cheriton is located some 200 metres from the Polstead village green, towards the end of an established residential area. This desirable and picturesque village provides The Cock pub, an active village hall, community shop and post office as well as the beautifully positioned St Mary's Church. In addition, there is an excellent network of footpaths across the surrounding rolling countryside. Further amenities and popular restaurants can be found in neighbouring Stoke-by-Nayland, Nayland and Hadleigh.

### Services

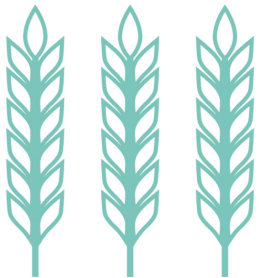
Mains water, drainage and electricity. Heat recovery system and underfloor heating via air source heat pump. Water softener. 7.2 kw battery in loft. Alarm system. External water supply.

### Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band E - (2025)

### EPC Rating

Current B (88). Potential B (91).



### 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



**rightmove**

**onTheMarket.com**

**PrimeLocation.com**

**Zoopla**



Scan the QR code to visit  
our website



### IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.