



MILLFIELD WOOD

Polstead



Suffolk



Chapman Stickels





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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).

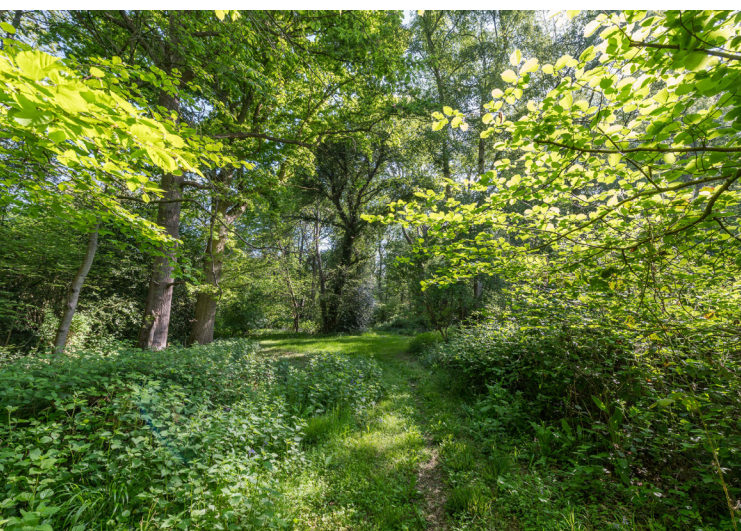
The bungalow is set in its immediate grounds of about 1 acre, where a driveway to one side leads to an area of hardstanding beyond the bungalow, giving access to the rear uPVC conservatory and a part brick, part block garage. Adjoining the garage is a substantial range of three equally sized lock-up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



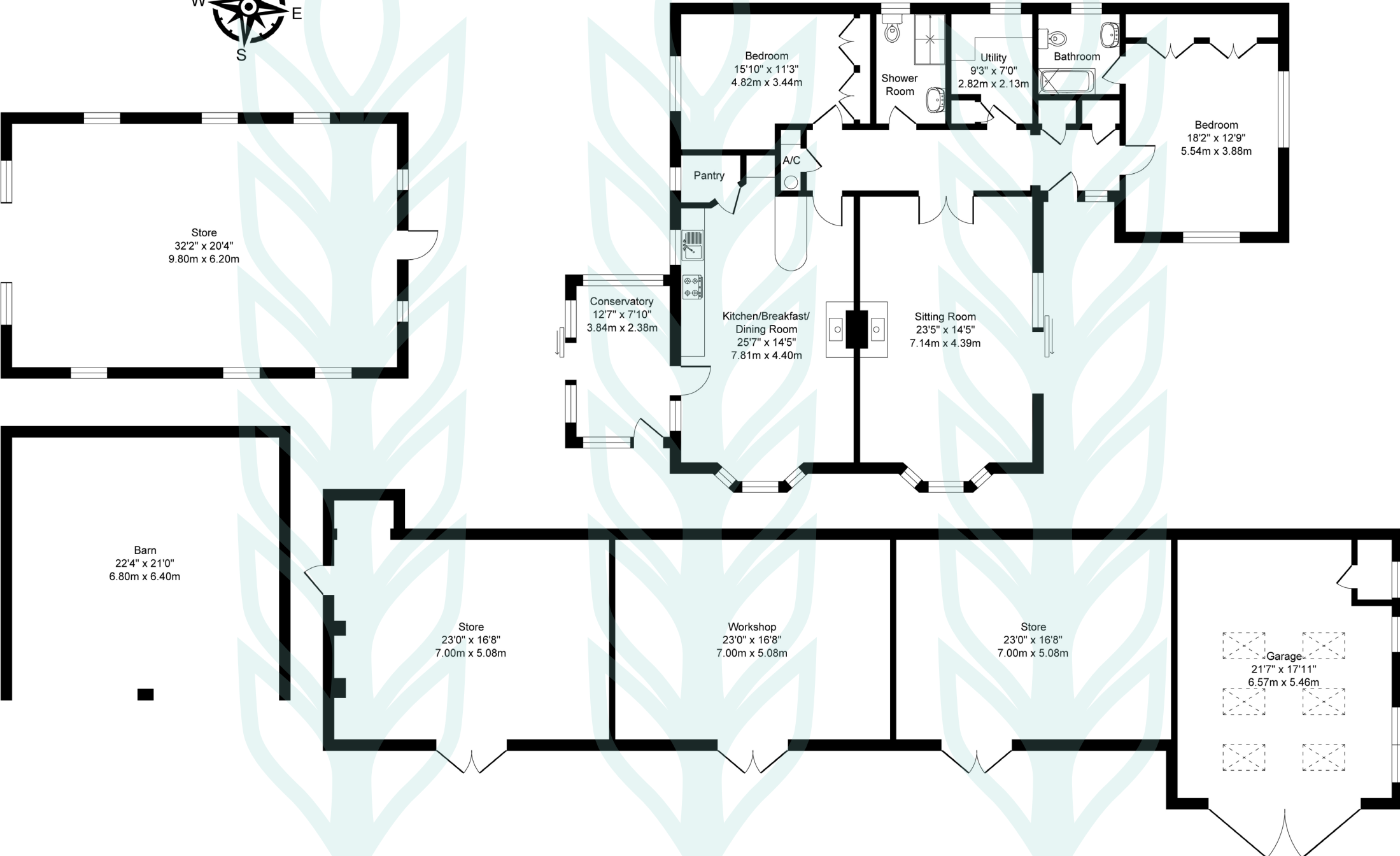


Millfield Wood, Millwood Road, Polstead, Suffolk, CO6 5AY

Approximate Floor Area

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

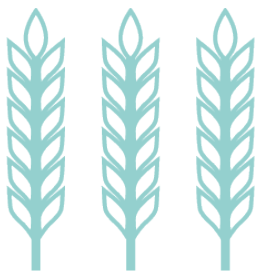
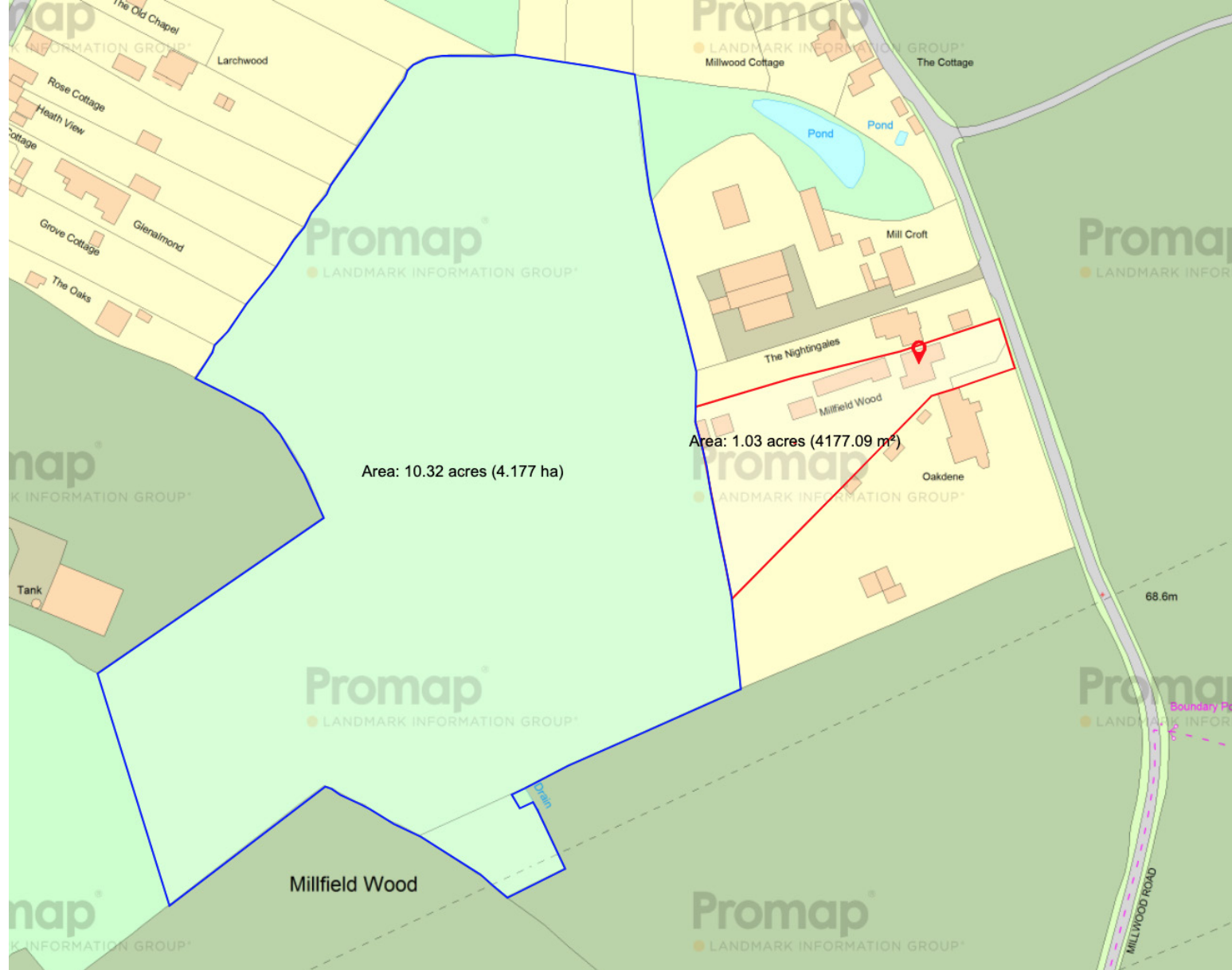
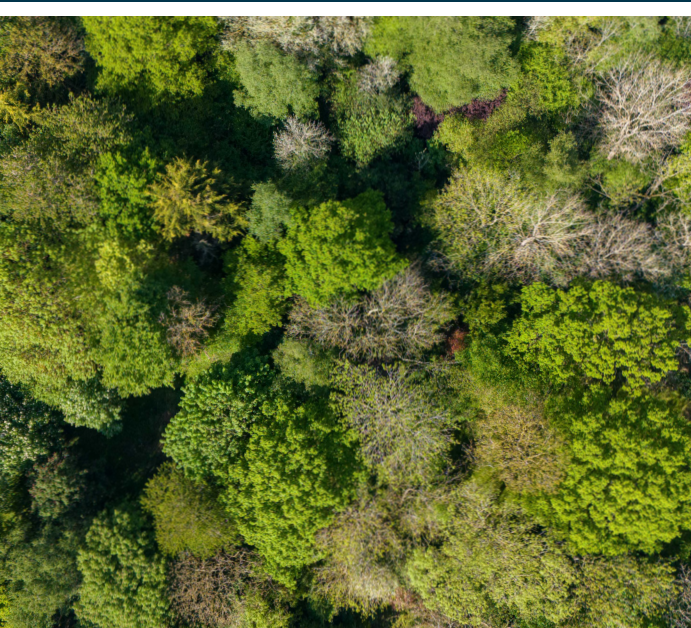
Outbuildings - 2698 sq. ft / 250.63 sq. m



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)



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