



ST JOHNS

Edwardstone | Suffolk



Chapman Sticks





Chapman Stickels

A DETACHED 'STAND-ALONE' FAMILY HOUSE OCCUPYING AN IDYLIC RURAL SETTING, WITH PRIVATE GARDENS ADJOINING OPEN COUNTRYSIDE

- Entrance hall & rear hall • Kitchen / breakfast room • Dining room • Snug •
• Sitting room • Utility / boot room • Shower room • Landing •
- Four bedrooms (one en-suite) • Family bathroom • Gardens • Garage Store •
• In all, 0.57 acres •

Boxford - 1 mile / Colchester Station - 11 miles / Sudbury - 6.5 miles





The Property

Built in 1954 with later additions, St Johns is four-bedroom family house which occupies a fabulous private setting along a minor country lane. Surrounded almost entirely by countryside, the property's tranquil setting is accentuated by far-reaching panoramic views over rolling countryside, giving immense appeal.

The house is well proportioned, where a welcoming entrance hall leads through to the rear of the house, with the two main reception rooms each provide bay windows that overlook the southern part of the garden and adjacent field. The sitting room also provides French windows leading onto a side terrace (east). The formal dining room has an open fire with marble surround, and this room gives good scope to be incorporated into the front kitchen, by the removal of the dividing wall. The kitchen is comprehensively fitted with numerous worksurfaces, a Rangemaster cooker, base and eye level units with integral appliances. The kitchen leads through to the snug, with a vaulted ceiling and twin aspect views over the front and rear gardens. The remaining ground floor space comprises a spacious utility room which offers additional worksurfaces and cupboards, with an oil-fired boiler. Beyond is the shower room and wc.

Set around a central landing are the four bedrooms, with bedrooms one and two set to the rear giving further delightful rural views, and bedroom one provides an ensuite shower room to one corner. The remaining front bedrooms give similarly pleasing views over the northern part of garden and rural scenes beyond. The three bedrooms are served by the front family bathroom.

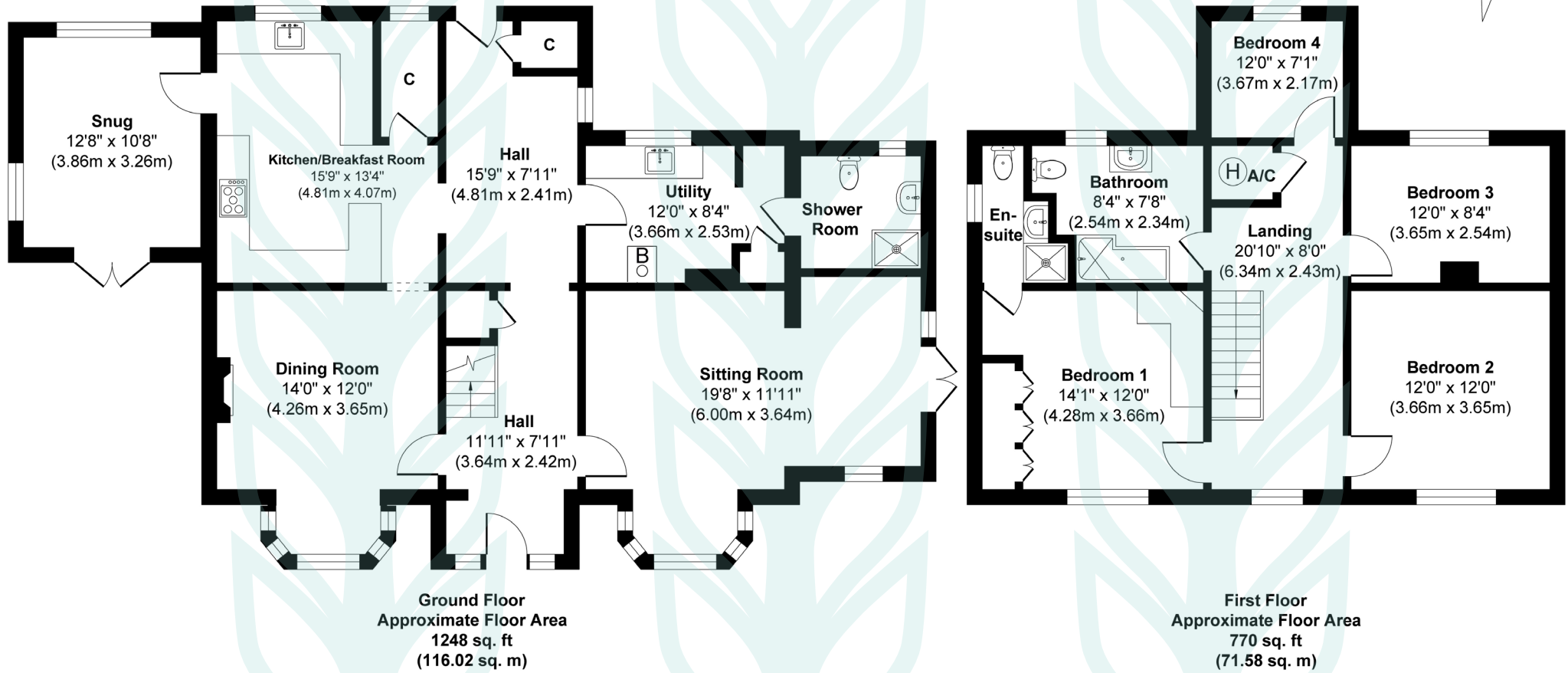
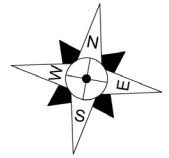
Set centrally it is 0.57-acre plot, the property is approached via a sweeping shingle drive giving an imposing look of the house with part brick and composite cladding to its façade. The gardens are a key attribute, which surround the house to all sides. Defined by an established box hedging, the front parts comprises an orchard with areas of lawn extending to the south, with a rear patio and seating area taking full advantage of the field views. The garden extends to the eastern side, with further expanse of lawn, interspersed with silver birch trees. Beyond the northern side of the drive lies a further area of garden which tapers off, with a summer house set to the far boundary.

Outbuildings include a detached garage with two equally sized bays measuring 6.15m x 3.10m respectively, each having power and light. Beyond is a large timber shed / store (8.13m x 3.22m) which also provides power and lighting.





St Johns, Sherbourne Street, Edwardstone, CO10 5PE



Approx. Gross Internal Floor Area 2018 sq. ft / 187.60 sq. m

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

Copyright Chapman Stickels

Location

St Johns is located along Shebourne Street, a desirable area which lies within the rural parish of Edwardstone, and the property itself is equidistant between the main village and Boxford to the south. Boxford 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.

EPC Rating

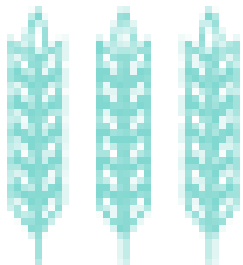
Current E (41) Potential B (87)

Services

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

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band F (2023)



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.