



Mill Cottage | Mill Green | Edwardstone | CO10 5PX

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**TOWN & VILLAGE**  
 PROPERTIES

# Mill Cottage, Mill Green, Edwardstone, Sudbury, Suffolk, CO10 5PX

*“A spacious & immaculately presented three/four bedroom, detached house benefiting from far-reaching countryside views, generous off-road parking & detached garage.”*

## Description

A spacious and immaculately presented three/four bedroom detached house, located in a delightful position and set well back from a country lane and within the highly desirable Suffolk village of Edwardstone.

Notable benefits include far-reaching countryside views, generous off-road parking and detached garaging.

## About the Area

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.

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with storage under and frosted window to front aspect.

### Sitting Room Approx 20'3 x 11'9 (6.2m x 3.6m)

A magnificent yet cosy space with feature inset with wood burning stove on a terracotta tiled hearth and window to front aspect. Double doors as well as windows on either side to:

### Garden Room Approx 11'2 x 8'2 (3.4m x 2.5m)

A more recent addition to the property and constructed on a brick plinth with triple aspect windows as well as French doors to the rear opening onto the terrace. This room gives focus to not only the well-maintained rear gardens but also the delightful countryside views.

### Dining Room Approx 13'2 x 9'7 (4.0m x 2.9m)

Stylishly presented and with window to front aspect overlooking the predominately lawned frontage.

### Kitchen/Breakfast Room Approx 19'4 x 9'8 (5.9m x 3.0m)

Incorporating a dining area and stylishly fitted kitchen with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Integrated appliances include oven and grill, fridge/freezer, dishwasher and AEG four ring induction with extractor over. Window to rear aspect, French doors opening onto the terrace and doors to larder cupboard with extensive shelving. Door to:

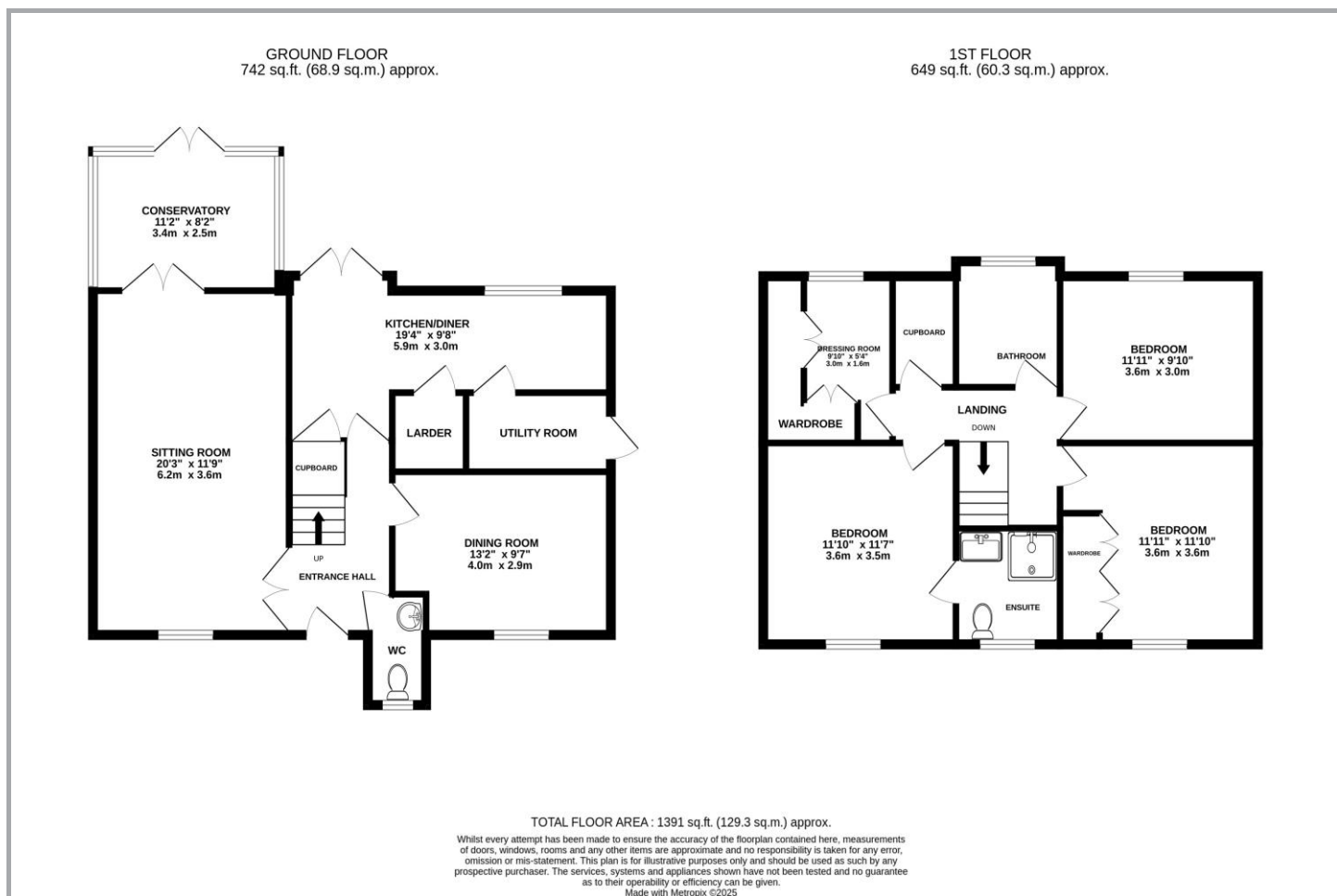
### Utility Room

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink and chrome mixer tap, space for washing machine, oil-fired Warmflow boiler, extractor and personnel door to side.

### First Floor Landing

With under eaves storage, access to loft and doors to:





### **Master Bedroom Approx 11'10 x 11'7 (3.6m x 3.5m)**

Generous double room with window to front aspect and door to:

### **En-Suite Shower Room**

White suite comprising w.c, hand wash basin set into a vanity unit with storage under, tiled shower cubicle and frosted window to front aspect.

### **Bedroom Two Approx 11'11 x 11'10 (3.6m x 3.6m)**

Double room with window to front aspect and extensive built-in wardrobes.

### **Bedroom Three Approx 11'11 x 9'10 (3.6m x 3.0m)**

Double room with window to rear aspect.

### **Bedroom Four/Dressing Room Approx 9'10 x 5'4 (3.0m x 1.6m)**

This room currently benefits from extensive built-in wardrobes and therefore is currently used as a dressing room (however, removing these would equally make it suitable as a single bedroom). Window to rear aspect.

### **Family Bathroom**

Luxuriously appointed white suite comprising w.c, hand wash basin with ample storage below, free-standing bath with shower attachment, tiled splashbacks, extractor and frosted window to rear aspect.

### **Outside**

Mill Cottage is set well back from the road on this pretty, rural country lane and stands behind estate fencing with a great deal of lawn frontage. The property is accessed over a private drive providing generous off-road parking as well as giving access to the detached, single garage with double doors, power and light connected and personnel door to side.

The rear gardens are predominately lawned with a terrace abutting the rear of the property and boundaries are defined by fencing and hedging for the most part. Beyond the rear boundary are delightful, far-reaching countryside views.

### **Local Authority**

Babergh District Council

### **Council Tax Band – E**

### **Services**

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





#### Disclaimer

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English | [Cymraeg](#)

## Energy performance certificate (EPC)

Mill Cottage Mill Green Edwinstone SUDBURY CO10 5PX	Energy rating <b>D</b>	Valid until: 13 February 2035 Certificate number: 0280-2680-2420-2795-5965
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**Property type**  
Detached house

**Total floor area**  
121 square metres

### Rules on letting this property

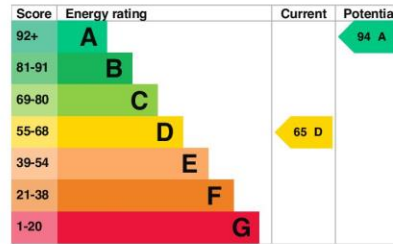
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



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