



St Johns | Sherbourne Street | Edwardstone | CO10 5PE

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
 PROPERTIES

To find out more or arrange a viewing, please contact Boxford on 01787 704200, Needham Market on 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)



# St Johns, Sherbourne Street, Edwardstone, Sudbury, Suffolk, CO10 5PE

*“An outstanding and spacious four double bedroom detached residence, located in this highly desirable village and enjoying far-reaching countryside views, home office, detached double garage, extensive off-road parking & grounds extending to in all about 0.67 acres.”*

## Description

An outstanding and spacious detached family residence, standing in an unrivalled location within a highly desirable village and boasting panoramic, far-reaching countryside views.

Other notable benefits include a detached double garage with adjoining home office, extensive off-road parking and grounds extending to in all about 0.67 acres.

This is all positioned in an elevated, delightful location amongst established formal gardens and surrounded by attractive specimen trees.



## 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

Light and airy, welcoming space separated into two distinct areas with stairs rising to the first floor, personnel door to the rear, door to under stair cupboard, door to cloaks cupboard and additional doors to:

**Sitting Room** Approx 19'8 x 11'11 (6.0m x 3.64m)

Magnificent space boasting double aspect windows including bay window to rear and side aspect, French doors to the side opening onto the terrace and picture rail.

**Dining Room** Approx 14' x 12' (4.26m x 3.65m)

A magnificent space again, with bay window to front aspect and enjoying far-reaching countryside views, feature inset with fireplace on a stone hearth with wooden mantel over, serving hatch to kitchen and picture rail.

**Kitchen/Breakfast Room** Approx 15'9 x 13'4 (4.81m x 4.07m)

Stylishly appointed and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel, sink, drainer and chrome mixer tap. Integrated appliances include Range Master stove with extractor over, dishwasher, fridge and freezer. The kitchen also incorporates a breakfast bar, tiled flooring, spotlights, window to front aspect, skylight and door to predominately north-facing larder

cupboard with extensive shelving, frosted window to front aspect and tiled flooring. Door to:

**Snug** Approx 12'8 x 10'8 (3.86m x 3.26m)

Double aspect window to front and side and French doors to rear opening onto terrace.

**Utility Room** Approx 12' x 8'4 (3.66m x 2.53m)

Fitted with a matching range of wall and base units with worktops over and inset with butler sink, space for fridge/freezer and washing machine. This room also houses the oil-fired boiler, window to front aspect and cupboard housing fuse board. Door to:

### Ground Floor Shower Room

Well-appointed white suite comprising w.c, hand wash basin with storage under, corner tiled shower cubicle, frosted window to front aspect, spotlight and extractor.

### First Floor Galleried Landing

With access to loft and window to rear aspect, again taking full advantage





of the attractive countryside views, door to airing cupboard with shelving and doors to:

**Master Bedroom** Approx 14'1 x 12' (4.28m x 3.66m)

Double room with extensive built-in wardrobes as well as storage, picture rail, window to front aspect and door to:

**En-Suite**

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, partly tiled walls, tongue and groove panelling, heated towel rail, frosted window to side aspect and spotlights.

**Bedroom Two** Approx 12' x 12' (3.66m x 3.65m)

Double room with window to front aspect.

**Bedroom Three** Approx 12'8 x 8'4 (3.65m x 2.54m)

Double room with window to rear aspect and picture rail.

**Bedroom Four** Approx 12' x 7'1 (3.67m x 2.17m)

Double room with window to front aspect. This room currently has bunk beds and would accommodate a double bed as well.

**Family Bathroom** Approx 8'4 x 7'8 (2.54m x 2.34m)

White suite comprising w.c, hand wash basin, P-shaped panel bath with shower attachment, heated towel rail, cloak hanging space and frosted window to front aspect.

**Outside**

St Johns occupies an enviable position in an elevated setting, surrounded by open countryside and is accessed over a private gravelled drive providing extensive off-road parking as well as giving access to the detached double garage. The garage is fitted with an up and over door and has power and light connected. Adjoined to the rear of the garaging is a home office space with power connected, personnel door and windows to side. This space is ideal for a variety of uses and perhaps most notably a 'work from home' space.

The formal gardens are predominately lawned with a terrace abutting the rear and side of the property and are surrounded by a brick wall in part and interspersed with established specimen trees. Also incorporated within the plot is a children's playhouse.

In all about 0.67 acres.

**Local Authority**

Babergh District Council

**Council Tax Band – F**

**Services**

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





22/05/2025, 11:18

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
St. Johns Charbourne Street Edwardstone SUDBURY CO10 5PE	Energy rating <b>E</b>	Valid until:	23 August 2033
		Certificate number:	2211-5141-7441-1127-0471
Property type		Detached house	
Total floor area		188 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 E. It has the potential to be B.

[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



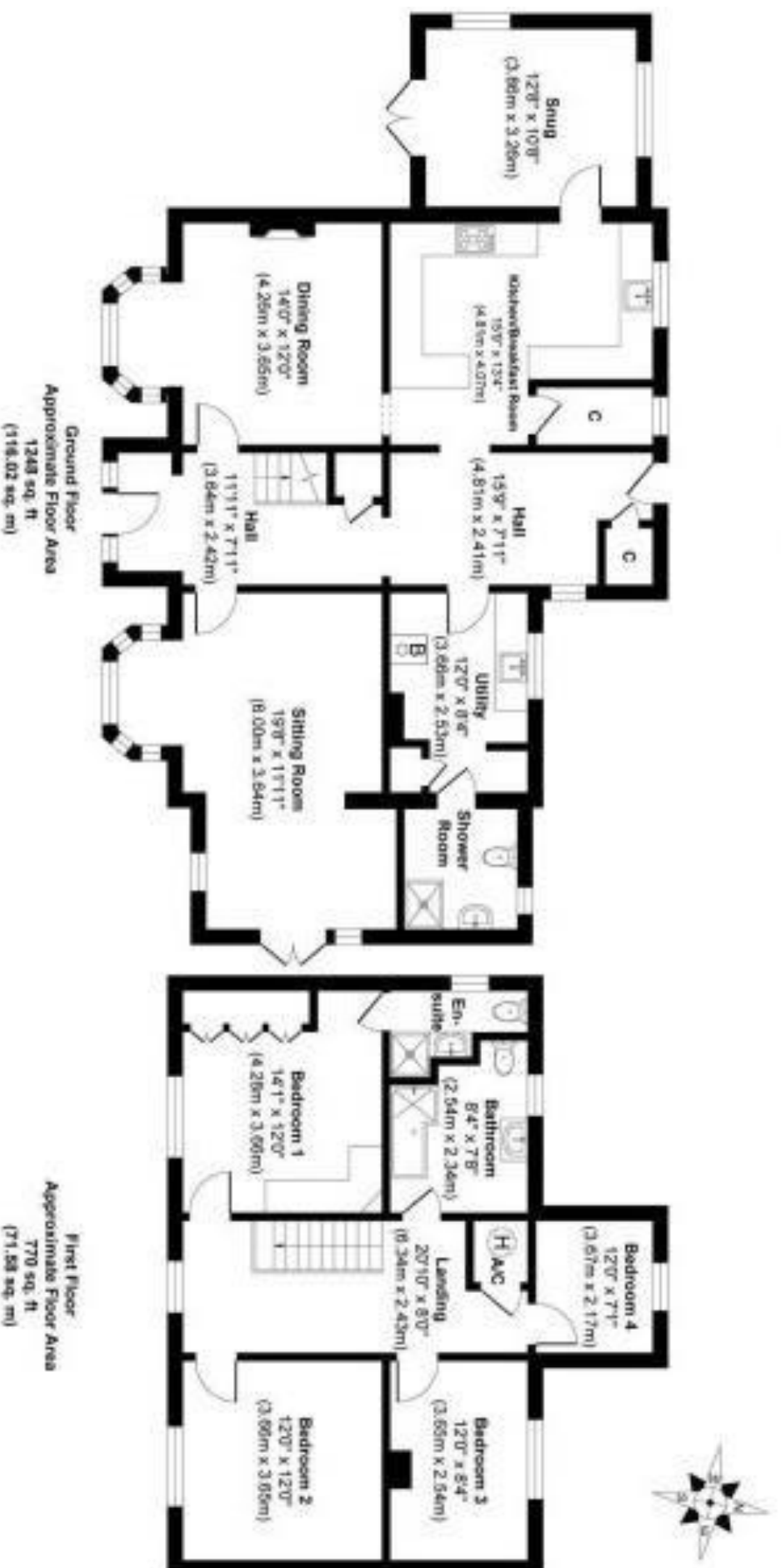








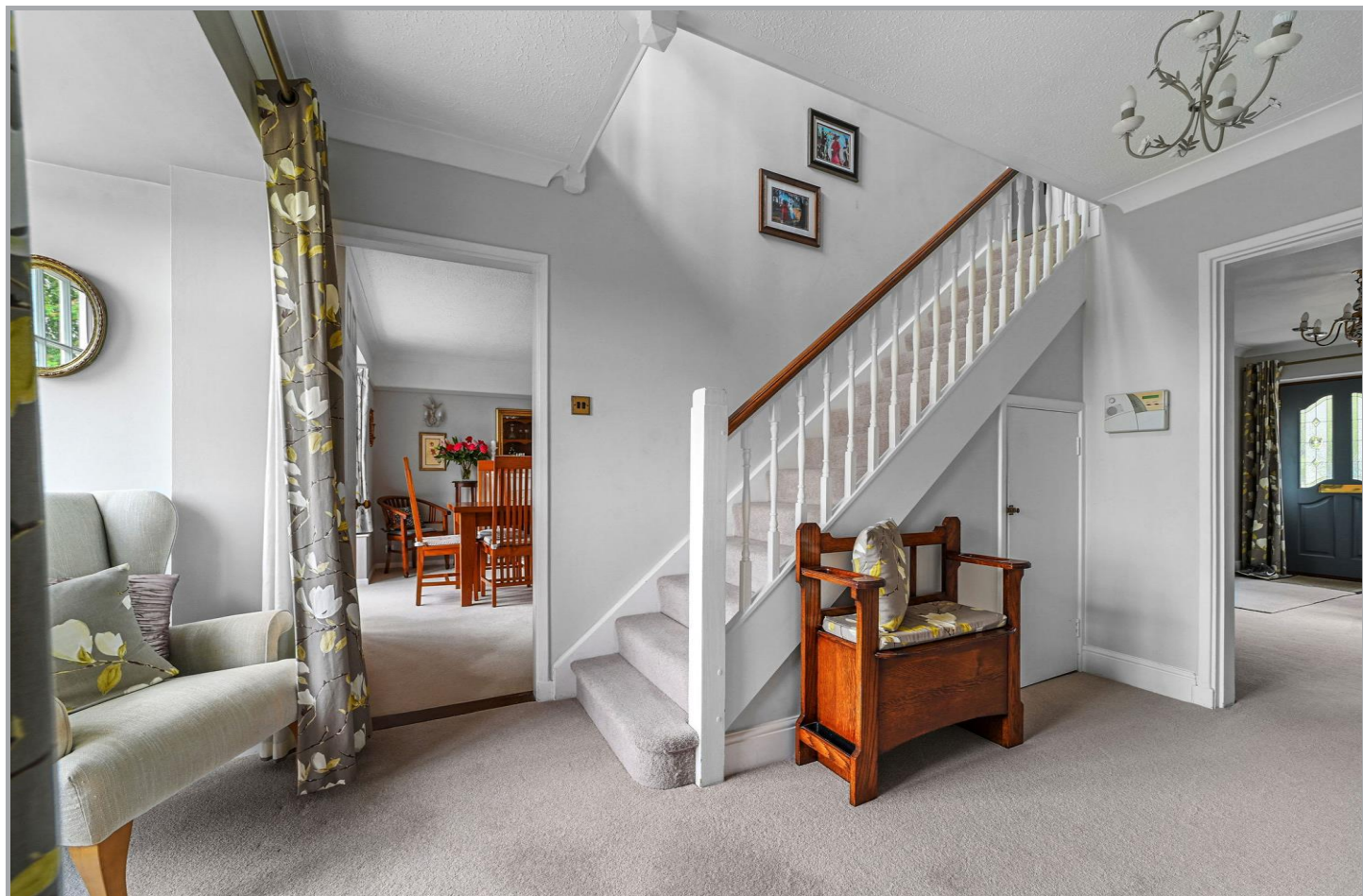
St Johns, Sherbourne Street, Edwardstone, CO10 5PE



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

Drawn for identification purposes only. Measurements are approximate, not to scale.





#### Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



  
**TOWN & VILLAGE**  
 PROPERTIES

Registered address:  
 Unit 81, Claydon Business Park  
 Great Blakenham  
 Ipswich  
 England  
 IP6 0NL

Needham Market: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)  
 Boxford: [boxford@townandvillageproperties.co.uk](mailto:boxford@townandvillageproperties.co.uk)

Boxford  
 2a Broad Street, Boxford, Suffolk, CO10 5DX  
 01787 704200

Needham Market  
 87a High Street, Needham Market, Suffolk, IP6 8DQ  
 01449 722003

London  
 121 Park Lane, London, W1K 7AG  
 020 7409 8403