



The Crofts
Stoke by Nayland, Suffolk

**DAVID
BURR**



The Crofts, School Street, Stoke by Nayland, Colchester, Suffolk, CO6 4QY

Stoke by Nayland is one of the areas most favoured villages standing on the edge of a designated Area of Outstanding Natural Beauty captured in paintings by Gainsborough and Constable. There are two award winning restaurants, a post office with village stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

A four bedroom (one en-suite) detached unlisted period property that has previously benefitted from a programme of contemporary extension, enjoying a central village location within the much sought after parish of Stoke by Nayland. Lying on the Suffolk/Essex border and located within the Dedham Vale Area of Outstanding Natural Beauty, the property is located on the particularly well-regarded School Street, conveniently positioned a short walk from the village post office, The Crown restaurant and hotel, The Angel, and some of the finest walking and public footpath routes in the region. Offering an accommodation schedule of approximately 2,300sq ft arranged via three ground floor reception rooms, the property combines individual period features including an array of exposed timbers and stud work to the dining room with UPVC framed heritage grade casement windows. Well-maintained throughout the current owner's tenure, the property offers scope for further extension beyond the existing footprint (subject to the necessary planning consents). Further benefits to the property include a detached double garage, ample private parking via a driveway and a total plot size of approximately 0.36 acres.

A four bedroom (one en-suite) detached unlisted period property enjoying a central village location within the much sought after parish of Stoke by Nayland. Offering an accommodation schedule of approximately 2,300sq ft arranged via three reception rooms, further benefits include a double garage, ample private parking, photovoltaic solar panels and a total plot size of approximately 0.36 acres.

Heritage grade timber framed double glazed half height panelled door opening to:

ENTRANCE HALL: 14' 11" x 7' 2" (4.56m x 2.20m) An expansive entrance hall with floor to ceiling fitted cloaks storage, casement window range to rear affording views across the gardens and door to:

DRAWING ROOM: 28' 10" x 17' 10" (8.80m x 5.43m) An outstanding principal reception space affording a dual aspect with heritage grade casement window range to front and rear, french doors opening to the rear gardens and an open Baxi fireplace with tiled hearth. Bespoke fitted

wooden units adjacent, study area to front and affording an attractive aspect across the established, well-screened rear gardens. Door to:

DINING ROOM: 15' 1" x 11' 9" (4.59m x 3.57m) Forming part of the original cottage with heritage grade casement window to front, further glass panel viewing screen to side and enjoying a wealth of exposed ceiling timbers and stud work. Benefitting from two access points with door to rear opening to:

INNER HALL: With staircase off rising to first floor, door to pantry store with space and plumbing for an additional fridge/freezer and range of fitted wall units.

The Crofts, School Street, Stoke by Nayland, Colchester, Suffolk, CO6 4QY

KITCHEN/BREAKFAST ROOM: 17' 10" x 13' 8" (5.44m x 4.16m)

Forming a single storey rear extension set across the rear elevation and affording a dual aspect with heritage grade casement windows to front and side. The kitchen is fitted with an extensive range of classically styled fitted units with wood effect preparation surfaces over and tiling above. Stainless steel single sink unit with vegetable drainer to side, mixer tap over and uninterrupted views across the rear gardens. Fitted appliances include a Neff double oven with grill, microwave, and Neff dishwasher. The kitchen units comprise a range of cutlery drawers, base and wall level shelving units, floor to ceiling shelving unit and deep fill pan drawers. A four ring hob is fuelled by bottled gas. Stripped wood effect flooring and half height panel glazed door opening to the rear terrace.

UTILITY ROOM: 6' 9" x 6' 3" (2.06m x 1.91m)

Fitted with a matching range of base level units with preparation surfaces over and tiling above. Stainless steel single sink unit with space and plumbing for washing machine and dryer. Also housing oil fired boiler. Obscured glass casement window to side.

CLOAKROOM: 6' 6" x 5' 2" (2.00m x 1.58m) Fitted with ceramic WC, pedestal wash hand basin with tiling above and obscured glass window to side.

SNUG (accessed via entrance hall): 13' 1" x 12' 2" (3.98m x 3.70m) A versatile room set away from the principal reception spaces, affording a dual aspect with heritage grade casement window range to front and side. Currently utilised as a snug although offering excellent potential as a playroom, office/study or music room.

First floor

LANDING: Spanning the width of the property with casement windows to side, spotlights and door to:

BEDROOM 1: 13' 9" x 13' 0" (4.20m x 3.96m) A generously proportioned principal bedroom suite with casement window range to rear affording an elevated aspect across the outstanding gardens and valley beyond. Double doors to walk-in wardrobe with attached hanging rails.

EN-SUITE SHOWER ROOM: 11' 0" x 8' 0" (3.37m x 2.45m)

Principally tiled and fitted with ceramic WC, Roca wall hung wash hand basin with floating units, walk-in fully tiled Aqualisa double shower with mounted shower attachment. Wall mounted heated towel radiator and door to linen store housing pressured water cylinder with useful fitted shelving. Underfloor heating throughout.

BEDROOM 2: 13' 9" x 11' 8" (4.19m x 3.56m) With casement window range to front and hatch to loft.

BEDROOM 3: 12' 8" x 11' 11" (3.86m x 3.62m) Affording a dual aspect with windows to front and side, currently being utilised as an office/study with floor to ceiling fitted wardrobe units with attached hanging rail.

BEDROOM 4: 11' 5" x 9' 8" (3.49m x 2.95m) With window range to side affording an aspect across School Street towards the parish church of St Mary. Floor to ceiling fitted wardrobes with attached hanging rail.

FAMILY BATHROOM: 12' 10" x 8' 0" (3.90m x 2.43m) A substantial family bathroom suite, principally tiled and fitted with ceramic WC, sunken bath with recessed shelving and fully tiled separately screened Aqualisa shower. Wall mounted heated towel rail, pedestal wash hand basin with waterfall tap and heritage grade casement window range to rear affording elevated views across the gardens and valley beyond. Double doors to store room with useful fitted shelving units. Underfloor heating throughout.

STORE ROOM: A substantial linen store with pressurised water cylinder, useful fitted shelving and sensor lighting.

The Crofts, School Street, Stoke by Nayland, Colchester, Suffolk, CO6 4QY

Outside

The property is attractively positioned on the much sought after School Street with a shingle driveway adjacent providing tandem private parking for approximately three vehicles. Direct access is provided to the:

DOUBLE GARAGE: 22' 10" x 15' 1" (6.95m x 4.59m) With electric up and over door to front, light and power connected, inspection pit and personnel door to rear.

The gardens are arranged via a sandstone terrace which borders round the central expanse of lawn to a raised pergola providing an elevated seating area with an attractive aspect towards the property and established gardens beyond. A bank of photovoltaic solar panels are set across the garage roofline with lean to greenhouse set to the rear of the garage, established borders to side and a timber framed summer house with windows to side. The gardens continue beyond with vegetable gardens to rear, timber framed external store, fledgling trees and hedge line border with gated access onto allotment land.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///gold.overtones.shelf

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G.

BROADBAND: Up to 56 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



The Crofts, School Street, Stoke by Nayland, Colchester, Suffolk, CO6 4QY



Garage
Approximate Floor Area
343.36 sq. ft.
(31.90 sq. m)

Ground Floor
Approximate Floor Area
1383.70 sq. ft.
(128.55 sq. m)

First Floor
Approximate Floor Area
1060.89 sq. ft.
(98.56 sq. m)

TOTAL APPROX. FLOOR AREA 2787.96 SQ.FT. (259.01 SQ.M.)
Produced by www.chevronphotography.co.uk © 2024



