



Repton House
Newton, Suffolk

**DAVID
BURR**



Repton House, Rectory Road, Newton, Sudbury, Suffolk, CO10 0QZ

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

A four bedroom (one en-suite) detached new home set amidst unspoilt farmland on a no through lane, a short walk from Newton Green golf course and the range of facilities within this popular village. Constructed by the locally based Casa Developments, active within the regional market place with a growing reputation for homes of a high standing and appeal. Offering an accommodation schedule arranged via two distinctive ground floor reception rooms, the property retains notable characteristics including a quartz topped fitted kitchen with central island, aluminium framed bi-folding doors, LED spotlights, an air source heat pump system, integrated audio system and fireplace with herringbone patterned brick hearth. Enjoying a quiet, rural aspect whilst retaining convenient access to the links to the centre of the village in which residents are entitled to free golf across the original nine hole golf course, the property benefits from ample private parking and a substantial rear terrace with private, well-screened grounds and a total plot size of approximately 0.25 acres.

A four bedroom (one en-suite) detached property set on a no through lane adjacent to open farmland within the highly regarded Suffolk village of Newton. Further benefits to the property include ample private parking and private, well-screened rear gardens with a total plot size of approximately 0.25 acres and far reaching views.

Grained effect clad security door opening to:

ENTRANCE HALL: 13' 8" x 9' 6" (4.19m x 2.90m) An expansive entrance hall with staircase rising to first floor, useful understairs storage recess and LED spotlights. Door to:

SITTING ROOM: 21' 4" x 13' 3" (6.51m x 4.05m) Affording a triple aspect with casement window range to front and side with aluminium framed bi-folding doors to rear opening to the terrace and gardens beyond. The focal point of the room is a central fireplace with herringbone patterned brick hearth. Double doors to:

KITCHEN/DINING ROOM: 22' 1" x 15' 1" (6.75m x 4.62m) The principal entertaining space within the property is fitted with a matching

range of grained effect shaker style base and wall units with marble quartz preparation surfaces over and upstands above. Rangemaster ceramic single sink unit with mixer tap above set within a quartz topped central island with integrated Bosch dishwasher and waste/recycling unit. An overhang quartz top with further base level storage below provides space for a breakfast bar, further range of kitchen units comprising base level shelving units, a spice rack drawer, soft close cutlery drawers and deep fill pan drawers. Integrated appliances include a full height Bosch fridge/freezer, Bosch oven, grill above and hob with extraction over. Underfloor heating throughout, LED spotlights, integrated audio speakers and casement window range to rear. Opening to the dining room which enjoys a direct, open aspect to the kitchen with aluminium bi-folding doors to rear. Affording an attractive aspect across the rear gardens.

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UTILITY ROOM: 7' 5" x 7' 3" (2.27m x 2.21m) Fitted with a matching range of grained effect, shaker style base and wall units with quartz topped preparation surfaces over and upstands above. Rangemaster ceramic sink unit with mixer tap over and casement window to side. Double doors to plant room housing pressurised water cylinder.

STUDY: 10' 7" x 7' 4" (3.23m x 2.24m) With casement window range to front and side, unspoilt views across adjacent farmland and LED spotlights.

CLOAKROOM: 6' 1" x 3' 10" (1.87m x 1.19m) Fitted with wall hung ceramic WC, wash hand basin within a gloss fronted fitted wall unit and obscured glass window to front.

First floor

LANDING: With casement window to front affording unspoilt views across adjacent farmland. Hatch to loft, LED spotlights and door to:

BEDROOM 1: 15' 3" x 13' 3" (4.65m x 4.04m) An outstanding principal suite affording an elevated aspect across the gardens and farmland beyond with casement window range to side and rear, LED spotlights and door to:

EN-SUITE SHOWER ROOM: 9' 2" x 5' 1" (2.81m x 1.55m) Fitted with wall hung ceramic Siamp WC, twin oval ceramic wash hand basins with matte finished taps over sat within a floating quartz topped unit, full height wall mirror and fully tiled, separately screened shower unit with both mounted and handheld shower attachment. LED spotlights.

BEDROOM 2: 11' 8" x 10' 7" (3.56m x 3.25m) With casement window range to rear, range of LED spotlights, views across the gardens and unspoilt farmland beyond.

BEDROOM 3: 12' 4" x 9' 7" (3.76m x 2.94m) With casement window range to rear affording views across the gardens and range of LED spotlights.

BEDROOM 4: 12' 9" x 8' 2" (3.91m x 2.50m) With casement window range to front and range of LED spotlights.

FAMILY BATHROOM: 8' 6" x 6' 9" (2.61m x 2.08m) Fitted with wall hung ceramic WC, wash hand basin within a floating unit, free standing bath with shower attachment over and herringbone patterned fully tiled, separately screened shower with mounted and handheld shower attachment. LED spotlights and obscured glass window to side.

Outside

The property enjoys an outstanding setting, tucked away on a no through lane with unspoilt views across farmland. The property is approached via a brick paved shared access road opening to a shingled area of driveway with allocated parking area immediately to the side of the property.

Gated access is provided to the rear gardens which enjoy a six foot fence line border with established hedge line to rear, substantial terrace and an enclosed, well-screened aspect.

AGENTS NOTE:

- The property benefits from underfloor heating throughout the ground floor.
- Purchasers are able to influence the flooring finishes at ground and first floor subject to the time by which to a purchase is committed to and the ongoing construction schedule.
- The rear garden will be turfed.

TENURE: Freehold

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

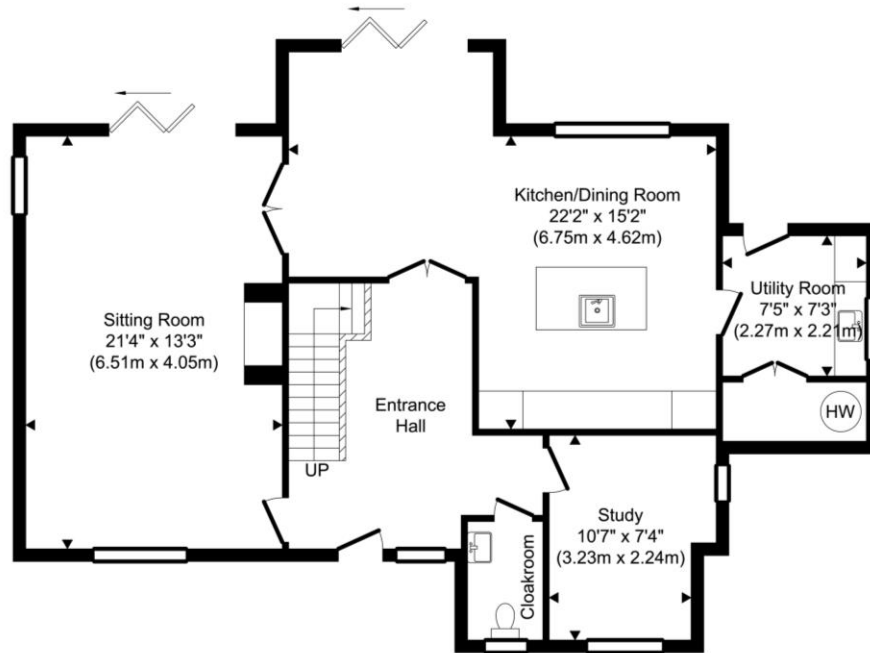
EPC RATING: B. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///prompt.commit.wept

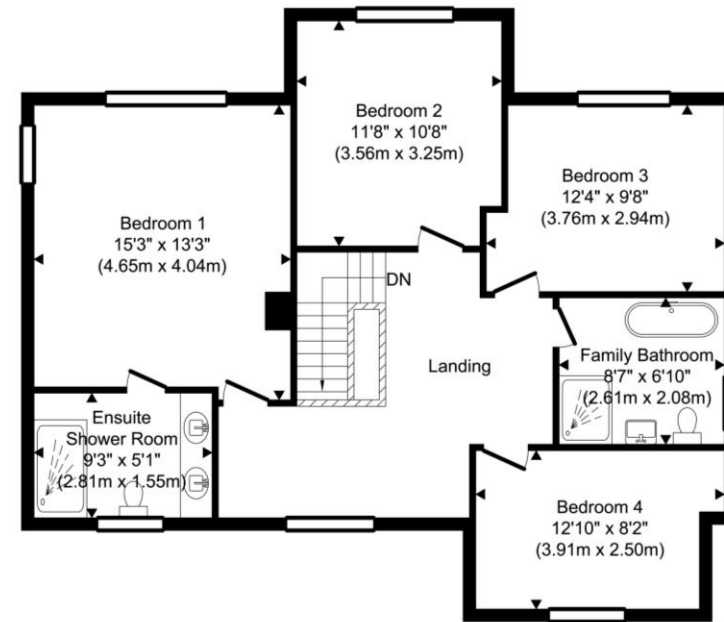
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

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.



Ground Floor
Approximate Floor Area
946.90 sq. ft.
(87.97 sq. m)



First Floor
Approximate Floor Area
858.20 sq. ft.
(79.73 sq. m)

TOTAL APPROX. FLOOR AREA 1805.10 SQ.FT. (167.70 SQ.M.)
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