



DAVID
BURR
FOR SALE
01206 263007

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Plough Cottage
Newton, Suffolk



Plough Cottage, Rectory Road, Newton, Sudbury, Suffolk, CO10 0QY

Newton Green 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 Green 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).

Set immediately adjacent to the twelfth green, tucked away in a private position within Newton Green Golf course, a rarely available, unlisted, period cottage having benefitted from a comprehensive programme of modernisation and extension over recent years, enjoying unlisted status and arranged via two ground floor reception rooms. Blending distinctive period detailing with contemporary features and character with notable characteristics including brick fireplaces with oak bresummer beams over, wood burning stoves, UPVC framed double glazed windows and doors, exposed ceiling timbers and a stone topped fitted kitchen extension. Sited exceptionally well within its plot, the property offers an outstanding aspect across the golf course with further benefits including garaging, a partial tandem driveway and generously proportioned gardens with established border planting, a raised decked terrace, useful external stores and a range of densely planted beds with established border planting and attractive walkways.

A three-bedroom, detached, unlisted period cottage enjoying a private position on Newton Green Golf course, set adjacent to the twelfth green. Offering an accommodation schedule arranged via two ground floor reception rooms, further benefitting from garaging, private parking and established rear gardens with a raised decked terrace.

Grained effect UPVC security door opening to:

ENTRANCE HALL: (2.57m x 1.44m) With terracotta tiled flooring throughout, UPVC framed casement window range to side, exposed ceiling timbers and door with Suffolk latch opening to:

SITTING ROOM: (5.97m x 3.43m) Afforded a triple aspect with casement window range to front, side and rear in addition to a panel glazed door opening to the rear gardens. The focal point of the room is a central brick fireplace with inset wood burning stove, oak mantel over and exposed ceiling timbers. Enjoying a beautifully appointed aspect with views across the golf course to front and private, well screened gardens to rear.

DINING ROOM: (3.60m x 3.42m) Centrally positioned and afforded a dual aspect with a UPVC casement window range to front, further casement window to rear and a range of exposed ceiling timbers. A central fireplace with gas fuelled stove is enhanced by a brick hearth with oak beam over and door with Suffolk latch opening to:

KITCHEN: (4.00m x 3.18m) A recently fitted kitchen complete with a matching range of soft close base and wall units with natural stone surfaces over and upstands above. The kitchen is enhanced by a central island with a stainless-steel single sink unit with mixer tap above and separate filtered water tap with notable appliances including a Fisher and Paykel dual dishwasher and adjacent wine store. The kitchen comprises of a CDA two door oven with five-ring hob with extraction hood above with further integrated appliances including a CDA integrated microwave and

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space for an American style fridge/freezer. A range of floor to ceiling fitted units, wine store and range of LED spotlights. Afforded a dual aspect with casement window range to side and rear with views across the gardens and vertical column style radiator. Opening to:

REAR HALL: (5.67m x 1.16m) With grained effect UPVC security door with stain glass panelling to front opening outside, tiled flooring throughout and UPVC framed, panel glazed double doors opening to the rear terrace and gardens beyond. Opening to:

UTILITY ROOM: (2.68m x 2.42m) Fitted with an extensive range of matching base and wall units with stone surfaces over and tiling above. Stainless steel single sink unit with mixer tap over, casement window range to rear and integrated appliances including a base level fridge. Space and plumbing for a washing machine and dryer.

STUDY: (2.24m x 2.07m) Enjoying a tucked away position with UPVC framed casement window to front and side. Exposed wall and ceiling timbers, door with Suffolk latch to:

CLOAKROOM: (2.22m x 1.27m) A recently refitted suite comprising a ceramic WC, pedestal wash handbasin within polished stone tiling, exposed wall timbers and obscured glass window to side. Also housing a Vaillant LPG boiler installed in 2024.

First floor

LANDING: With casement window range to rear affording an elevated aspect across the gardens. Exposed wall timbers and door to:

BEDROOM 1: (5.99m x 3.67m) Afforded a triple aspect with casement window range to front side and rear. With a range of exposed wall timbers, cross beam and elevated aspect across the golf course to front. Views to rear over the well-maintained gardens.

BEDROOM 2: (3.64m x 3.60m) Afforded a dual aspect with casement window range to front and side affording unspoilt views. A range of exposed wall timbers.

BEDROOM 3: (3.99m x 3.23m) With casement window range to side and rear, hatch to the loft and an attractive aspect across the gardens. Fitted wardrobe.

FAMILY BATHROOM: (2.54m x 2.44m) Fitted with ceramic WC, wash handbasin within a granite topped fitted unit and bath within a further granite topped unit with exposed wall timbers and obscure glass window to front. Door to linen store housing water cylinder with useful fitted shelving.

Outside

The property is tucked away off Rectory Road via an unmade track with a picket fence line to front and a centrally positioned shingle walkway framed by brick bordered edging. Flanked by lawn on both sides with a low-level border hedge line and brick border edging to the driveway which provides tandem private parking for two vehicles. Direct access is provided to the:

GARAGE: (4.28m x 2.76m) With twin hinge doors to front, light and power connected, LED spotlights and a stable door to rear. Currently being utilised as a workshop.

The rear gardens are one of the most distinctive and attractive features of the property with gated side access proving an opening to the shingle rear walkway flanked by attractive flower beds and opening to a rear terrace ideally placed for the south facing rear aspect.

An expanse of lawn beyond continues beyond the width of the property with a raised decked terrace incorporating a sliver birch tree, established

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border planting to the side and rear and a rose arched walkway leading to a further raised terrace with a Summer House. An additional raised decked terrace extends above an adjacent village pond.

TENURE: Freehold

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

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

WHAT3WORDS: ///ethic.lime.year

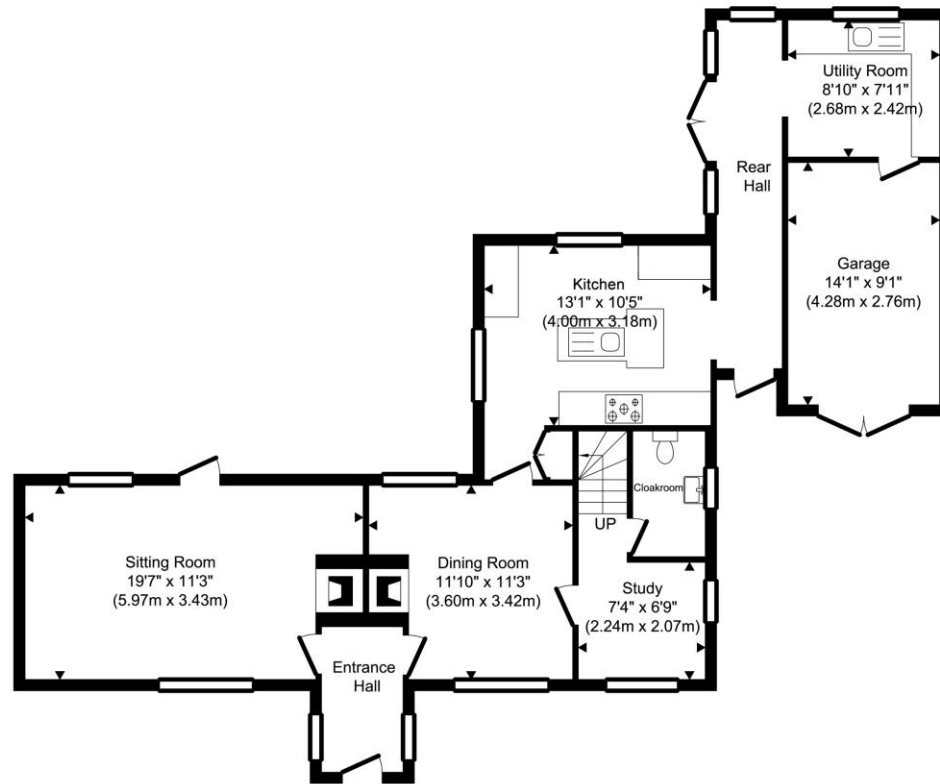
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

VIEWING: Strictly by prior appointment only through DAVID BURR.

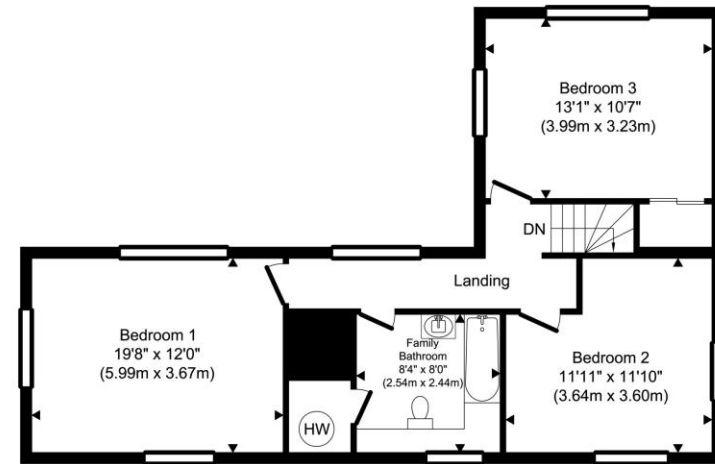
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Ground Floor
Approximate Floor Area
932.26 sq. ft.
(86.61 sq. m)



First Floor
Approximate Floor Area
625.92 sq. ft.
(58.15 sq. m)

TOTAL APPROX. FLOOR AREA 1558.18 SQ.FT. (144.76 SQ.M.)
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