



**Well House**  
**Edwardstone, Suffolk**

**DAVID  
BURR**



# Well House, Round Maple, Edwardstone, Sudbury, Suffolk, CO10 5PR

The rural village of Edwardstone is located between historic Lavenham and Sudbury with a thriving public house and parish church, situated approximately 3 miles from the village of Boxford with its wide range of everyday facilities including local stores, post office, butchers, pubs, doctors surgery and primary school. The market town of Sudbury, with its commuter rail service, is about 5 miles and the major centre of Colchester is about 12 miles. There is also an excellent range of facilities in the medieval market town of Lavenham which includes an interesting range of shops, galleries, fine restaurants and charming hotels. More comprehensive facilities can be found in the market towns of Sudbury and Bury St Edmunds.

A five bedroom (one en-suite) detached property enjoying a standalone position, set adjacent to open farmland and woodland enjoying a rural position within the highly regarded Suffolk parish of Edwardstone. An adaptable, individual property with annex potential offering accommodation arranged via three ground floor reception rooms with two staircases serving five bedrooms. Combining high specification, modern materials with notable period features including an inglenook fireplace, timber framed, panel glazed double doors and a granite topped kitchen. Occupying incredibly peaceful surrounds, the property further benefits from a gated private parking area with space for in excess of five vehicles, a detached double garage with twin doors to front and south facing gardens offering an unspoilt aspect across open farmland and a total plot size of approximately 0.3 acres.

**A five bedroom (one en-suite) detached property, arranged via three ground floor reception rooms offering an accommodation schedule in excess of 2,000 sq ft. Further benefits include gated private parking, a detached double garage and a total plot size of approximately 0.3 acres with south facing gardens and aspect across open farmland.**

Timber door opening to:

**ENTRANCE HALL:** (2.11m x 1.78m) With casement window to front, tiled flooring throughout and door with Suffolk latch opening to:

**DINING ROOM:** (4.86m x 4.24m) Centrally positioned within the reception schedule with staircase off, casement window to rear and afforded a dual aspect with a further casement window to front affording views across adjacent farmland and woodland beyond. Door with Suffolk latch opening to:

**SITTING ROOM:** (6.07m x 5.21m) A particularly well-appointed dual aspect, principal reception room with timber framed, casement window range to front and panel glazed double doors opening to the rear terrace,

gardens beyond and farmland distant. A centrally positioned inglenook fireplace is enhanced by a brick hearth with an open grill.

**KITCHEN/BREAKFAST ROOM:** (4.87m x 3.33m) Fitted with an extensive range of traditionally styled, pine fronted base and wall units with granite preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above and integrated appliances including an oven with grill above, four ring Bosch hob and space and plumbing for a fridge/freezer. Fired Earth terracotta tiled flooring throughout, casement window range to front and panel glazed double doors opening to the rear terrace. LED spotlights throughout. Door with Suffolk latch opening to:

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**REAR HALL:** (3.33m x 2.50m narrowing to 1.32m) An L shaped rear hall with casement window range to rear, stable door opening to the terrace and gardens beyond and further door with Suffolk latch to:

**UTILITY ROOM:** (3.16m x 1.77m) Fitted with a matching range of base and part glass fronted wall units with preparation surfaces over. Stainless steel single sink unit with mixer tap above, casement window to front and space and plumbing for dishwasher and washing machine/dryer.

**WET ROOM:** (1.53m x 1.31m) Fully tiled and fitted with ceramic WC, wash hand basin and shower attachment. Obscured glass casement window to front.

**SNUG:** (5.34m x 2.69m narrowing to 1.68m) Offering excellent potential to be incorporated as part of a self-contained annex wing with casement window range to front affording views across farmland and woodland beyond. Wall mounted electric fire, double doors to useful understair storage recess and further door to:

**REAR HALL:** With secondary staircase rising to fifth bedroom, stable door opening to outside and further door to:

**STUDY:** (4.17m x 2.72m) With casement window to rear affording views across the gardens and landscape beyond. A privately positioned office/study, partitioned as a part of what was previously a garage with door to:

**STORE ROOM:** (2.72m x 2.41m) With double doors to front, light and power connected.

## First floor

**LANDING:** With casement window range to rear affording aspects across the gardens and farmland beyond. Door to a store room with attached

hanging rail and useful fitted shelving, further door to additional store room with attached hanging rail and useful fitted shelving.

**BEDROOM 1:** (4.25m x 3.32m) With timber framed casement window range to rear affording a southerly aspect with views across the gardens, LED spotlights and door to:

**EN-SUITE SHOWER ROOM:** (3.14m x 1.69m) Principally tiled and fitted with wall hung ceramic WC, wash hand basin and fully tiled, separately screened shower with mounted shower attachments. Wall mounted heated towel radiator and timber framed casement window to front.

**BEDROOM 2:** (4.03m x 2.60m) With casement window to front affording far-reaching views across adjacent farmland and woodland distant. Double doors to store room with useful fitted shelving.

**BEDROOM 3:** (3.23m x 2.79m) With timber framed casement window to front affording far-reaching views.

**BEDROOM 4:** (3.15m x 3.13m) With timber framed case window to front and door to fitted wardrobe with attached hanging rail.

**FAMILY BATHROOM:** (3.13m x 2.02m) Principally tiled and fitted with ceramic WC, bidet, wash hand basin and bath with both mounted handheld shower attachments over. Timber framed, casement window range to rear folding views across the gardens and landscape beyond.

**BEDROOM 5:** (Accessed via secondary staircase) (5.53m x 3.02m) Afforded a dual aspect with a timber framed casement window to side, velux windows to rear affording a south facing aspect and a wash hand basin with base level storage below. Door to useful storage space.

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## Outside

The property is located at Round Maple, Edwardstone which forms a cluster of individual properties amidst rural surrounds. Approached via a shared tarmac access road with twin gates opening to a shingled area providing parking space for in excess of five vehicles. Direct access is provided to the:

**DOUBLE CARLODGE:**(5.53m x 5.14m) Of oak framed construction set on a brick base beneath a pitched roofline with two sets of twin doors to front, light and power connected and useful eaves storage.

The rear gardens enjoy a private, unoverlooked aspect with a rear terrace characterised by a centrally positioned well, bordering an expanse of lawn with a low-level border wall, established planting, mature trees set to the rear of the plot and an unspoilt aspect across gently rolling farmland. The gardens are further enhanced by a covered terrace with climbing wisteria, a rose arch and established border planting.

**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:** ///clown.dockers.departure

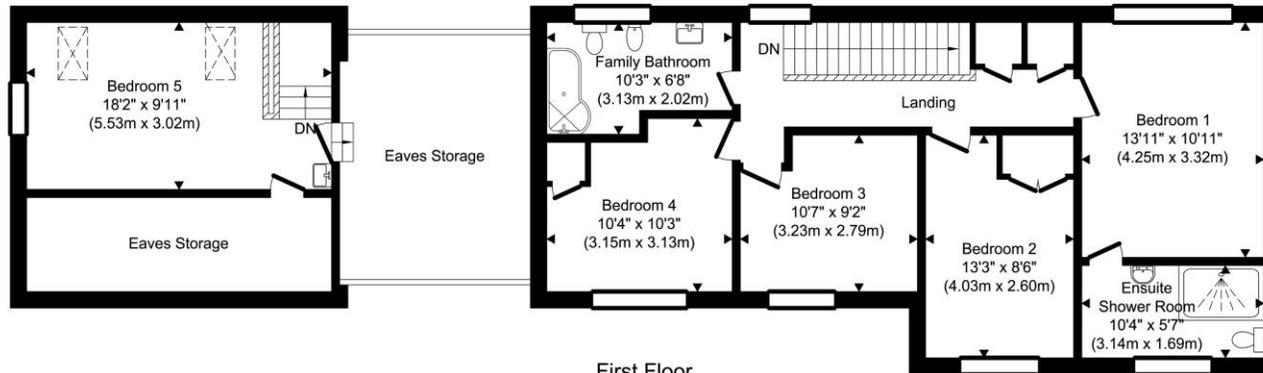
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

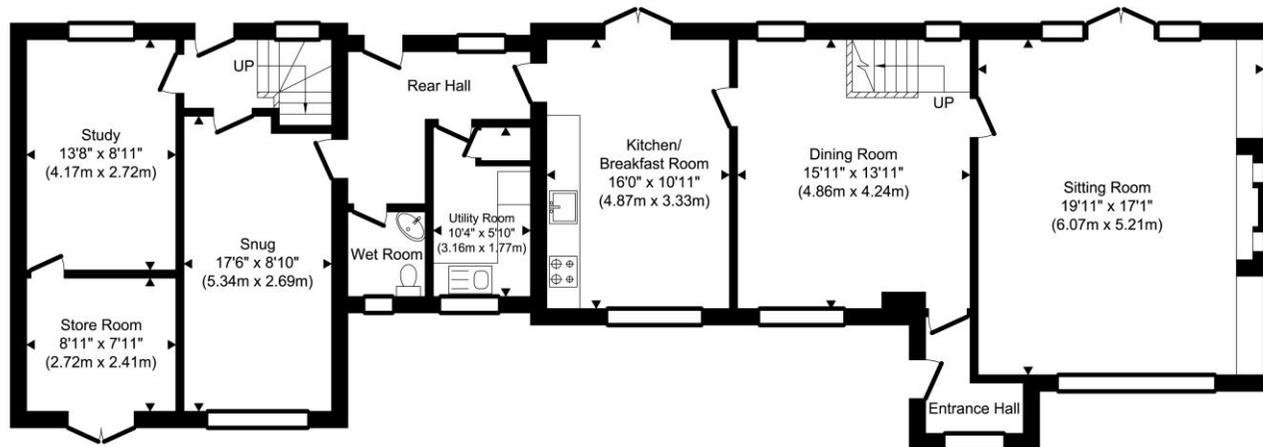
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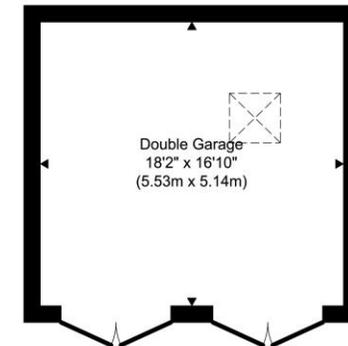
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First Floor  
Approximate Floor Area  
944.31 sq. ft.  
(87.73 sq. m)



Ground Floor  
Approximate Floor Area  
1375.73 sq. ft.  
(127.81 sq. m)



Outbuilding  
Approximate Floor Area  
305.91 sq. ft.  
(28.42 sq. m)

TOTAL APPROX. FLOOR AREA 2625.96 SQ.FT. (243.96 SQ.M.)  
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