



Hayward Cottage
Newton Green, Suffolk

DAVID
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Hayward Cottage, Church Road, Newton Green, Sudbury, Suffolk, CO10

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. 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).

This charming Grade II Listed detached property has undergone an extensive programme of refurbishment and improvement, occupying an attractive location on a no through lane located within the well-regarded Suffolk village of Newton. The recently renovated property now offers a seamless blend of period character linking with a significant contemporary extension and high-quality fittings. The property enjoys a range of notable features throughout including exposed timbers and studwork, red brick inglenook fireplaces, evidence of wattle and daub and doors with Suffolk latches attached. Further benefits to the property include private, well stocked gardens, a South facing terrace and off-street parking.

This Grade II Listed, three bedroom (two en-suite) detached cottage enjoys private gardens, a south facing terrace and areas of off-street parking.

Solid wood door to:

ENTRANCE/STUDY ROOM: (3.98m x 3.80m) This charming room offers a wealth of individual character, charm and notable period features throughout including exposed timbers and studwork, windows to front and rear and a red brick fireplace (presently sealed). Door to cloaks cupboard. Further door to:

SITTING ROOM: (7.12m x 3.79m) Enjoying an attractive range of individual period features throughout including exposed timbers and studwork, evidence of wattle and daub and central red brick inglenook fireplace with original bread oven to side, red brick patterned hearth, Oak bressumer beam over and inset wood burning stove. The sitting room offers a dual aspect with windows to front and rear, door to:

DINING ROOM: (4.58m x 3.69m) The dining room offers a central position within the property and enjoys windows to side affording pleasant views over the private gardens to one side and South facing terrace. Staircase off and door to outside. Further door to:

KITCHEN/BREAKFAST ROOM: (5.41m x 3.27m) With stripped engineered Oak flooring throughout and fitted with a matching range of base units with 'Jim Lawrence' brass handles and solid Oak worktops above. The kitchen is fitted with a range of appliances including a four door Rangemaster electric double oven with five hob induction over and extractor hood above. The kitchen further benefits from an integrated dishwasher, spotlights and a triple aspect with windows to side, rear and double doors to front.

UTILITY ROOM: (3.28m x 2.04m) With tiled flooring throughout and fitted with a matching range of base units with worktops over, splash back tiles above and windows to side. Stainless steel single sink unit, integrated freezer and space and plumbing for washing machine and tumble dryer. Door with Suffolk latch to:

CLOAKROOM: With tiled flooring throughout and fitted with WC, wash hand basin with tiling above.

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First floor

LANDING: With evidence of timbers and studwork, window to front and affording access to all bedrooms and family bathroom. Door with Suffolk latch and steps up to:

BEDROOM 1: (4.44m x 2.98m) Stairs leading to the principal suite enjoys a dual aspect with windows to sides and down lighting throughout, sliding doors to fitted wardrobe with hanging rail, further door with Suffolk latch to:

EN-SUITE SHOWER ROOM: With travertine tiled flooring throughout and further tiled surround. The en-suite is fitted with WC, wash hand basin and separately screened single shower unit with attachment over and individual body shower jets.

BEDROOM 2: (4.08m x 3.38m) Enjoying a South Easterly aspect with windows to side and rear.

BEDROOM 3: (3.98m x 3.38m) With windows to front and rear and door to fitted wardrobe with attached hanging rail and further available storage recess.

EN-SUITE SHOWER ROOM: With wash hand basin and fully tiled shower unit with wall mounted attachment. Hatch to loft.

FAMILY BATHROOM: Fitted with WC, wash hand basin and bath with shower over.

Outside

The gardens are an exceptional feature of the property having undergone extensive development by the current owners. The grounds are laid principally to lawn with an attractive terrace providing an ideal setting for entertaining and dining alfresco. The terrace is bordered by low level hedging and an attractive array planting. The gardens continue to the rear of the property with a flint walled border and single driveway providing off street

parking for a range of vehicles. Further benefits include two external stores set on a concrete base and a Mediterranean style south facing courtyard style garden, providing an ideal setting for entertaining.

SERVICES: Mains water, electricity and drainage are connected. Electric heating to radiators.

EPC RATING: N/A.

WHAT3WORDS: ///agent.chip.brambles

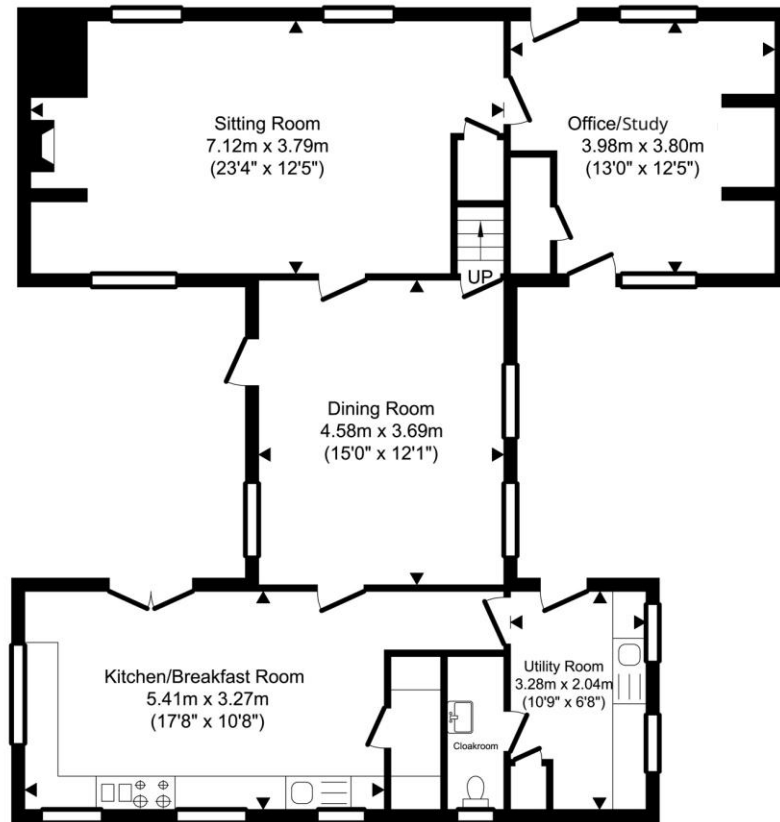
LOCAL AUTHORITY: Babergh Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP7 6SJ (0300 123 4000) **BAND:** E.

VIEWING: Strictly by prior appointment only through DAVID BURR.

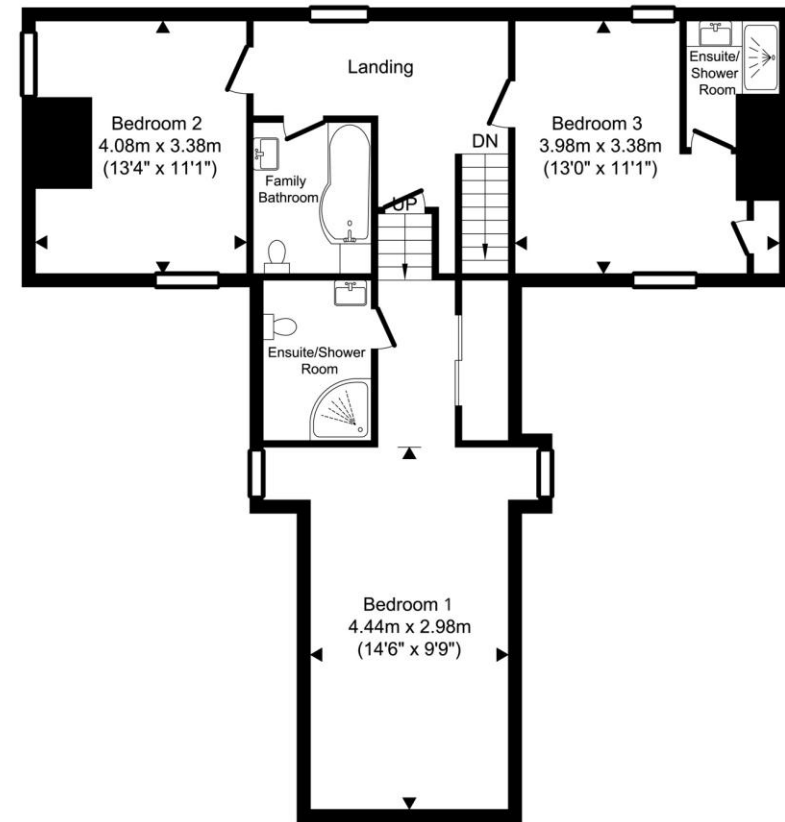
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Ground Floor
Approximate Floor Area
976.50 sq. ft.
(90.72 sq. m)



First Floor
Approximate Floor Area
735.17 sq. ft.
(68.30 sq. m)

TOTAL APPROX. FLOOR AREA 159.02 SQ.M. (1711.67 SQ.FT.)

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