



DAVID  
BURR

HUNTERS LODGE,  
LEAVENHEATH, SUFFOLK







Colchester North Station 7 miles, train journey time to London Liverpool Street from 50 minutes. A12 7 miles, Marks Tey station 11 miles. Stansted Airport approximately 45-minute drive.

- A generous plot of approximately 3.8 acres, offering ample space for gardens, leisure or lifestyle use
- A rare opportunity to modernise and personalise a substantial, unlisted period property
- Adorned with original historic features, full of charm and character
- Offered with **NO ONWARD CHAIN**
- Peacefully situated in the village of Leavenheath, with countryside views and a semi-rural position
- Conveniently located along the A134, between the market town of Sudbury and historic city of Colchester
- Surrounded by protected landscapes, including Dedham Vale AONB and Arger Fen nature reserve
- Well-placed for families, with primary schools nearby in Nayland and Stoke by Nayland
- Secondary schooling options available at Thomas Gainsborough School in Great Cornard
- Excellent access to wider amenities, including golf, spa, and dining at Stoke by Nayland Resort
- Development potential (subject to planning permission), with scope for multiple residential dwellings
- A tranquil village setting with easy transport links and access to local services
- Lying within 3 miles of Littlegarth Independent School.
- Located 6 miles from Holmwood House School.
- Enhanced by a range of outbuildings, offering further scope for conversion.

# HUNTERS LODGE

## Leavenheath, Suffolk

A rare opportunity to modernise a substantial, detached period property within a generous plot of approximately 3.8 acres. Offering development potential (subject to planning permission) within the well-placed village of Leavenheath.



## SITUATION

Leavenheath is a peaceful village in Suffolk, ideally located along the A134 between Sudbury and Colchester, offering a desirable balance of rural charm and convenient access to nearby towns. Surrounded by scenic countryside, the village lies close to the Dedham Vale Area of Outstanding Natural Beauty and Arger Fen, making it an excellent location for walking, nature watching, and outdoor leisure. The community enjoys a quiet atmosphere, enhanced by its proximity to protected landscapes and a range of countryside activities.

Despite its rural setting, Leavenheath benefits from strong transport links, with easy road access to both Sudbury and Colchester, where mainline rail services connect to London and other major destinations. Families are well served by local primary schools in nearby villages such as Nayland and Stoke by Nayland, and secondary education is available at Thomas Gainsborough School in Great Cornard. Additional nearby amenities include golf, spa, and dining facilities at the Stoke by Nayland Resort, offering further lifestyle benefits in this sought-after Suffolk village.

## DESCRIPTION

Hunter's Lodge is a distinctive four-bedroom residential property rich in history and character, occupying approximately 3.8 acres of adaptable grounds in the desirable Suffolk village of Leavenheath. The property is positioned on the edge of the village and is set immediately adjacent to the village's built-up area boundary, offering a unique blend of rural seclusion with convenient access to local amenities. Arranged over two floors, the accommodation includes two spacious ground floor reception rooms and a fitted kitchen, offering flexible living space ideal for family use with renovation required.

Internally, the property retains a wealth of historic features, including a striking red brick inglenook fireplace with a wood-burning stove, exposed beams, and period detailing throughout. Although requiring comprehensive modernisation and updating, Hunter's Lodge presents a rare opportunity to create a bespoke home in a

picturesque setting. The expansive grounds include mature trees, open lawns, and a variety of outbuildings, suitable for workshops, storage, or potential conversion (subject to planning permission). Gated parking adds security and privacy, while the generous outdoor space offers scope for landscaping, recreation, or smallholding. With its character, land, and prime location on the village edge, this property offers exceptional potential.

**POSTCODE:** CO6 4PP

## IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

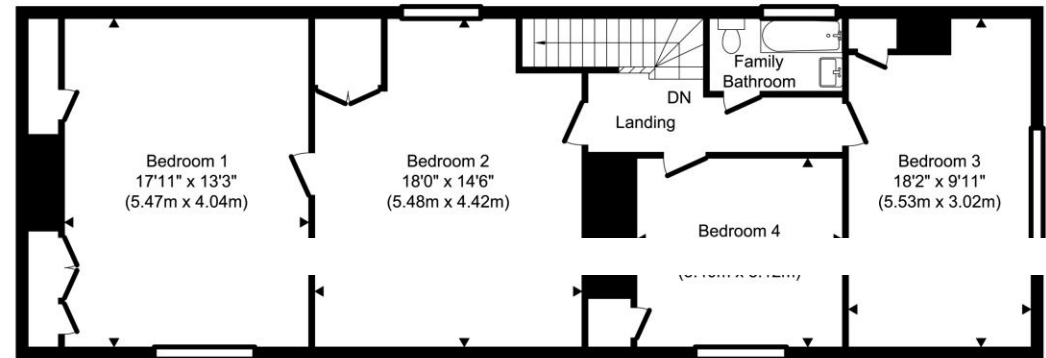
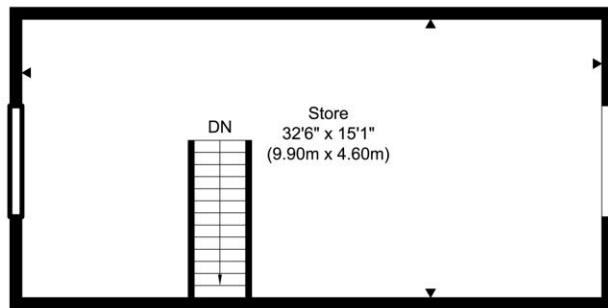
**LOCAL AUTHORITY:** Babergh Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

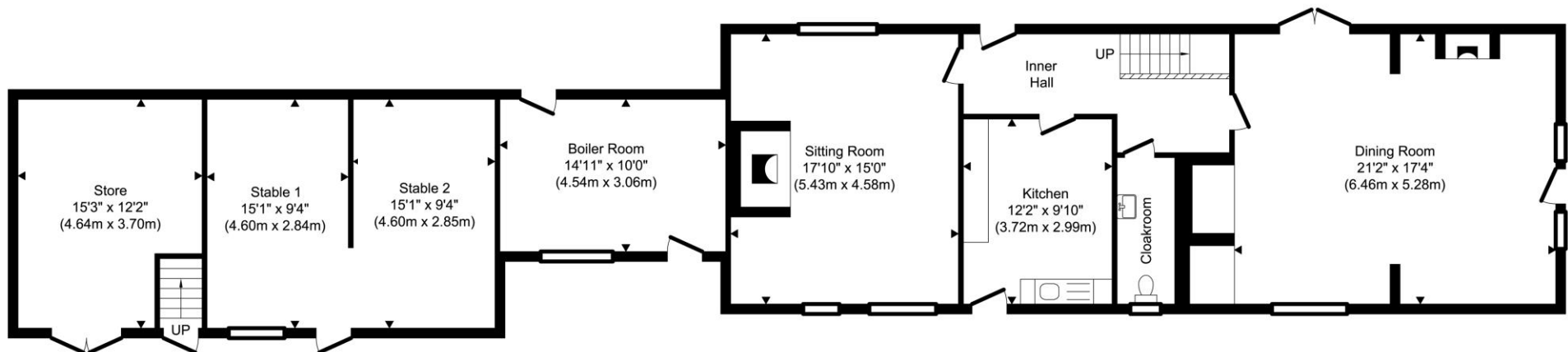
**SERVICES:** Mains water, drainage and electricity are connected. Oil central heating. **NOTE:** None of these services have been tested by the agent.







First Floor  
Approximate Floor Area  
969.61 sq. ft.  
(90.08 sq. m)



Outbuildings  
Approximate Floor Area  
1102.44 sq. ft.  
(102.42 sq. m)

Ground Floor  
Approximate Floor Area  
969.61 sq. ft.  
(90.08 sq. m)

TOTAL APPROX. FLOOR AREA 3041.66 SQ.FT. (282.58 SQ.M.)

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2025

