



DAVID
BURR

HAYSEL,
NAYLAND, SUFFOLK



Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 10 miles, Dedham 7 miles. Stansted Airport approximately 57-minute drive.

- A five bedroom (four en-suite) detached property.
- Drawing influences and styling from the Georgian era with a Neo-Georgian vernacular.
- Constructed in 2007 and not been offered to the market since.
- 4,000 sq ft of accommodation to the principal residence.
- Lying within both the village conservation area and the Dedham Vale Area of Outstanding Natural Beauty.
- Arranged via three ground floor reception rooms.
- Offering a granite topped, triple aspect Kitchen/Breakfast room, with 7ft sash windows and double doors opening to the rear gardens
- Offering accommodation arranged over three floors.
- Integrated audio system.
- Within walking distance of the village centre and its facilities, including the anchor public house and the village deli.
- Enjoying exceptionally mature gardens with a total plot size of approximately 1.3 acres.
- A detached double garage with WC and studio above.
- Ample private parking via shingled parking area with a separate access.
- Set well back from Stoke Road, tucked away behind a crescent of individual, elegantly proportioned homes.
- Single chamber cellar.

HAYSEL

Nayland, Suffolk

A striking Neo-Georgian five bedroom (four en-suite) detached property, enjoying a village location, 4,000 sq ft of accommodation, detached double garage and within a total plot size of approximately 1.3 acres.



SITUATION

Haysel enjoys an outstanding village location within the much sought after parish of Nayland. Located a short walk to the village centre whilst retaining immediate access to a wealth of village walks and public footpath networks. Enjoying attractive views across the front gardens and greensward. The property is approached by a shingle driveway with an unspoilt, beautifully framed aspect enveloping the front elevation. Ideally placed within walking distance of The Anchor public house, Village deli, village hall, parish church and walking and boating activities via the River Stour. Located less than two miles from the desirable parish of Stoke by Nayland and situated within the village conservation area and the Dedham Vale Area of Outstanding Natural Beauty. Ideally placed for commuting with the A12 trunk Road 10 miles distant, Colchester North station 6 miles and Stansted approximately a 57-minute drive. Local independent schools include Littlegarth preparatory school 1.4 miles distant and Holmwood House, less than 6 miles.

DESCRIPTION

Approached via a private driveway and enjoying a tucked away edge of village location, the property is approached via a shingle access road with ample private parking set immediately to the front of the double garage. Drawing inspiration from the Georgian architectural styling and constructed in the Neo-Georgian style, the property sits behind rendered front elevations with 6 ft timber framed heritage grade, sash windows. An elegant reception hall is set beyond the entrance porch, with a centrally positioned staircase off, access to the single chamber cellar and polished natural stone tiled flooring with underfloor heating throughout the ground floor. Completed to an excellent specification throughout, the two principal reception rooms are set immediately off the entrance hall, both affording a wealth of natural light with many of the rooms enjoying a dual, if not triple aspect. The accommodation continues via a centrally positioned study with fitted oak office equipment, a fitted cloakroom with Fired Earth finishes and useful understair store. The focal point of the ground floor accommodation is an open aspect, granite topped kitchen/breakfast room which is

set across the rear elevation with a range of high specification Neff integrated appliances. With a broad aspect across the rear terrace, koi carp pond and landscape beyond. The ground floor accommodation schedule is further comprised of a granite topped utility room and a garden room afforded a triple aspect and set immediately off the kitchen/breakfast room. Five generously proportioned double bedrooms are arranged via the first and second floors with expansive landings, high specification en-suite facilities to four bedrooms and a separate family bathroom suite. Further benefits to the property include a detached double garage with WC, studio above and extensive, finely preserved landscape gardens arranged by a centrally positioned koi carp pond with timber framed external store workshop. A breadth of both evergreen and perennial planting, multiple tiers and enjoying a completely private, unspoilt aspect with protected meadowland to rear.

POSTCODE: CO6 4JD

IMPORTANT AGENTS NOTE:

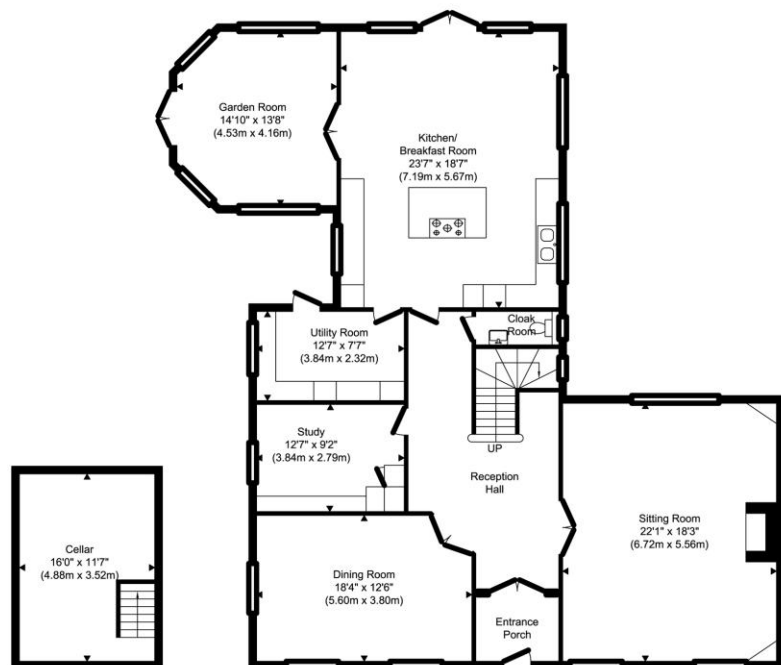
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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

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/>

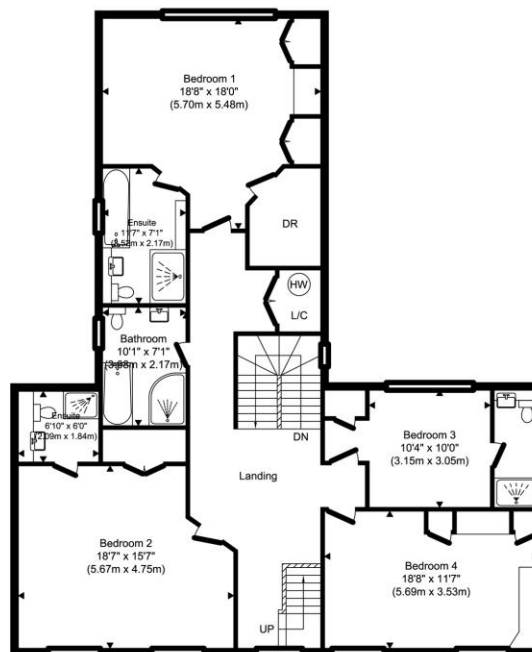
SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.



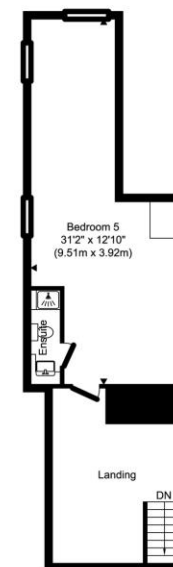


Cellar
Approximate Floor Area
184.81 sq. ft.
(17.17 sq. m)

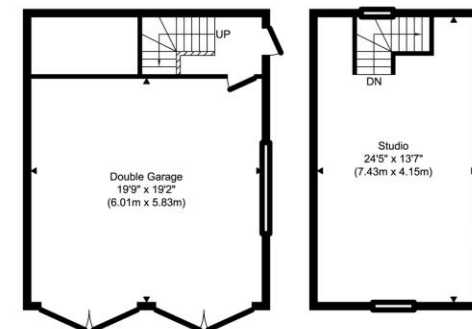
Ground Floor
Approximate Floor Area
1819.10 sq. ft.
(169.00 sq. m)



First Floor
Approximate Floor Area
1567.97 sq. ft.
(145.67 sq. m)



Second Floor
Approximate Floor Area
481.25 sq. ft.
(44.71 sq. m)



Outbuildings
Approximate Floor Area
812.46 sq. ft.
(75.48 sq. m)

TOTAL APPROX. FLOOR AREA 4865.61 SQ.FT. (452.03 SQ.M.)
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Offices at:

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