



DAVID
BURR

MILL VIEW,
THORINGTON STREET, SUFFOLK



Colchester North Station 9 miles, train journey time to London Liverpool Street from 50 minutes. A12 3 miles, Dedham 4.5 miles. Stansted Airport approximately 54-minute drive.

- A detached, unlisted Georgian home of considerable charm and character.
- Set behind gault grey brick elevations
- Elegant sitting room with wood-burning stove and sash windows
- Formal dining room with retained fireplace and original features
- Fitted kitchen with granite-effect worktops and double doors to the garden
- West-facing garden ideal for entertaining and outdoor dining
- Attractive outbuilding with conversion potential for office/studio use (STP)
- Offered with NO ONWARD chain.
- Allocated off-street parking and appealing street presence
- Situated in the peaceful hamlet of Thorington Street with countryside walks on the doorstep
- Convenient access to the amenities of Nayland and Stoke-by-Nayland, with Colchester mainline station nearby for London commuters
- Located within the Dedham Vale area of outstanding natural beauty (AONB).
- Views to the front over meadowland
- Conveniently placed for high performing state and independent schooling

MILL VIEW

Thorington Street, Suffolk

A detached, unlisted Georgian-era home of exceptional charm and quality. Arranged via three reception rooms and three double bedrooms. Further benefits include west facing gardens with outstanding views and allocated off street parking.



SITUATION

Situated in the heart of Thorington Street, Mill View enjoys a peaceful semi-rural position with easy access to the nearby villages of Stoke-by-Nayland and Nayland, both of which provide excellent local amenities, including schools, pubs, and shops. Colchester and Sudbury are within easy reach for wider facilities, as well as 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 3 miles distant, Colchester North station 9 miles and Stansted approximately a 54-minute drive. Local independent schools include Littlegarth preparatory school 4.6 miles distant and Holmwood House, less than 10 miles.

DESCRIPTION

A handsome Georgian residence with generous accommodation, character features and a beautifully landscaped west-facing garden. The ground floor offers a superb flow of living space, ideally suited to both family life and entertaining. The elegant sitting room is centred around a wood-burning stove set within a fireplace, with sash windows framing views of the meadow. The formal dining room features a retained fireplace, pine internal doors, and timber-framed sash windows, creating a warm and inviting atmosphere.

The kitchen/breakfast room is fitted with a granite-effect worktop, integrated appliances, and UPVC double doors from the breakfast room opening to the rear garden—a lovely space for informal meals and relaxed mornings. A cloakroom and useful utility area complete the ground floor.

The first floor hosts three well-proportioned double bedrooms, each brimming with character and natural light. The principal bedroom enjoys a tranquil outlook over the rear garden, while the family bathroom is finished to a high standard with a traditional suite, including a separate shower.

Set back from the lane, the property benefits from allocated off-street parking and an attractive frontage. To the rear, the west-facing garden is beautifully established and designed to enjoy all-day sun. A generous lawn, paved terrace, and well-stocked borders provide a perfect backdrop for outdoor dining and relaxation.

An outbuilding at the rear offers scope for a home office, studio or ancillary accommodation, subject to planning.

Mill View represents a rare opportunity to acquire a detached Georgian home in a discreet and highly desirable location. Rich in character and immaculately presented, early viewing is strongly advised.

POSTCODE: CO6 4SP



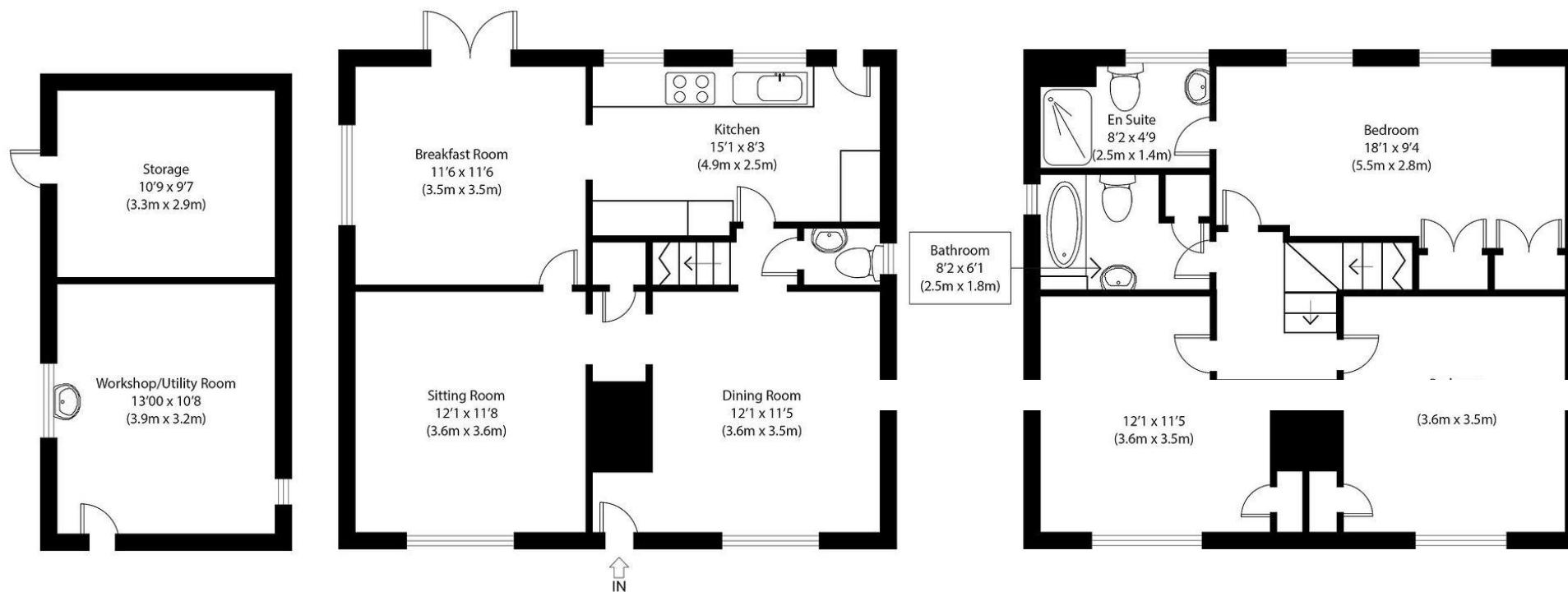
IMPORTANT AGENTS NOTE:

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



Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 1330 sq ft (124 sq m)
 Outbuilding 245 sq ft (13 sq m)
 Total 1575 sq ft (146 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
 copyright www.photohausgroup.co.uk







Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888