



DAVID  
BURR

5 GRAVEL HILL,  
NAYLAND, SUFFOLK

Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 9.5 miles, Sudbury 9.6 miles. Stansted Airport approximately 54-minute drive.

- Situated on Gravel Hill, one of the villages most sought after locations
- A three-bedroom, two reception room property enjoying unlisted status.
- A rarely available detached property offering considerable scope for updating and enhancement.
- Providing scope for either a single storey or two storey rear extension (subject to the necessary planning).
- Located within the village conservation area.
- Lying within the Dedham Vale area of outstanding natural beauty.
- Situated on the Stour Valley path, a recognised natural local walking trail stretching from Newmarket to Cattawade.
- Enjoying a plot size of approximately 0.38 acres providing ample parking via two separate driveways.
- Private gardens enjoying tucked away position, rising on a gentle gradient away from the property with a range of mature and established borders.
- Useful external stores providing scope for enhancement / redevelopment.
- Situated withing walking distance of the village deli, Anchor public house and river side walking routes.
- Of traditional brick construction and set beneath a pitched clay roof line. Single chamber cellar.

## 5 Gravel Hill Nayland, Suffolk

An unlisted three-bedroom detached property arranged via two ground floor reception rooms, enjoying a central village location. Set within a total plot size of 0.38 acres benefitting from two driveways.



## SITUATION

5 Gravel Hill enjoys an outstanding village location within the much sought after parish of Nayland, lying on the Suffolk/Essex border and within the Dedham vale area of outstanding natural beauty. Situated within walking distance of the village deli, Anchor public house, a number of river sidewalks and positioned on the Stour valley path. 2 miles distance from the neighbouring parish of Stoke by Nayland, the property further lies within walking distance access of the village hall and parish church. A short walk from the Ofsted outstanding rated village primary school with local independent schools including Little Garth preparatory school 1.3 miles distance and Holmwood House, 6.6 miles distant.

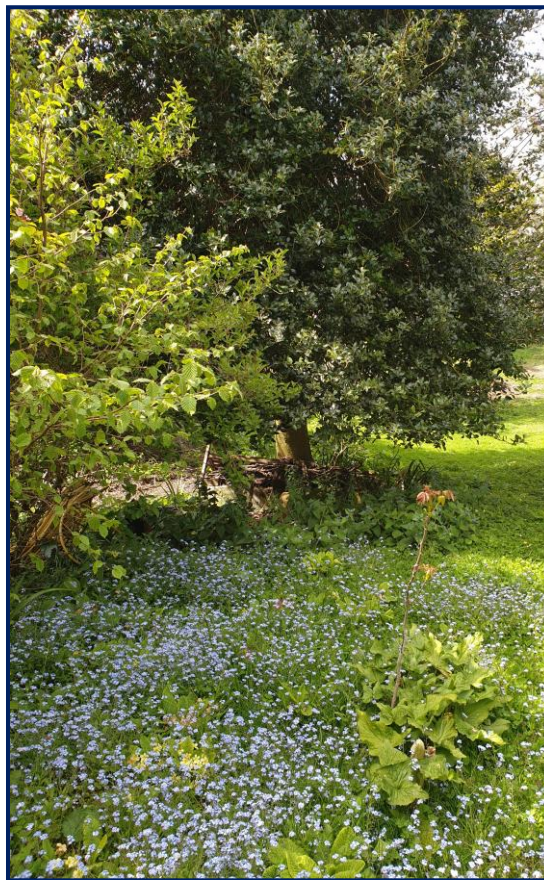
## DESCRIPTION

Traditional brick construction, the property is set on a picturesque street scene amidst a number of listed, individual period properties. Flanked by driveways on either side providing ample private parking with ample frontage, central steps rise to the covered entrance / porch. Classically styled with the 2 reception rooms set either side of a linier entrance hall, the property lends itself as a stand-alone, individual market opportunity lying in a central village location and offering considerable scope for adaption, enhancement and extension (subject to planning consent). Affording a wealth of natural light, both reception rooms provide considerable distinction with the sitting room afforded a dual aspect with a central fireplace and the dining enjoying a direct, open link with the kitchen. Set immediately off the linier entrance hall is a cloakroom/ a single chamber cellar and a utility store. Three generously proportioned first floor double bedrooms are arranged around a linier landing arrangement with a separate family bathroom, Cloakroom and enjoying east facing aspect across the rear elevation. The overall plot size 0.38 acres is one of the properties most distinctive and impressive attributes with a garden that slopes away from the principal residence on a gently rising gradient whilst enveloping around neighbouring properties on Gravel Hill, providing an elevated aspect across the village with views towards the parish church of St James. Having

been developed over multiple decade's and enjoying a range of diverse perennial and evergreen planting, hedge lined borders, walkways and a wealth of mature orchard varieties including apple, pear and plum, plus an outstanding Monkey puzzle tree specimen set in the rear of the grounds.

The property is offered to the market with no onward chain.

**POSTCODE:** CO6 4JB



## 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.

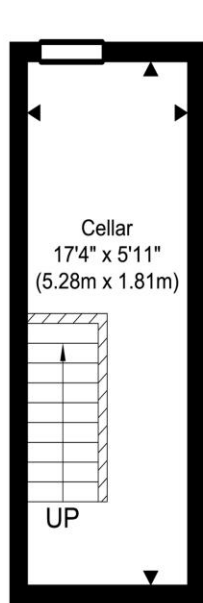
**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX (0300 123 4000) Band: E

**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/>

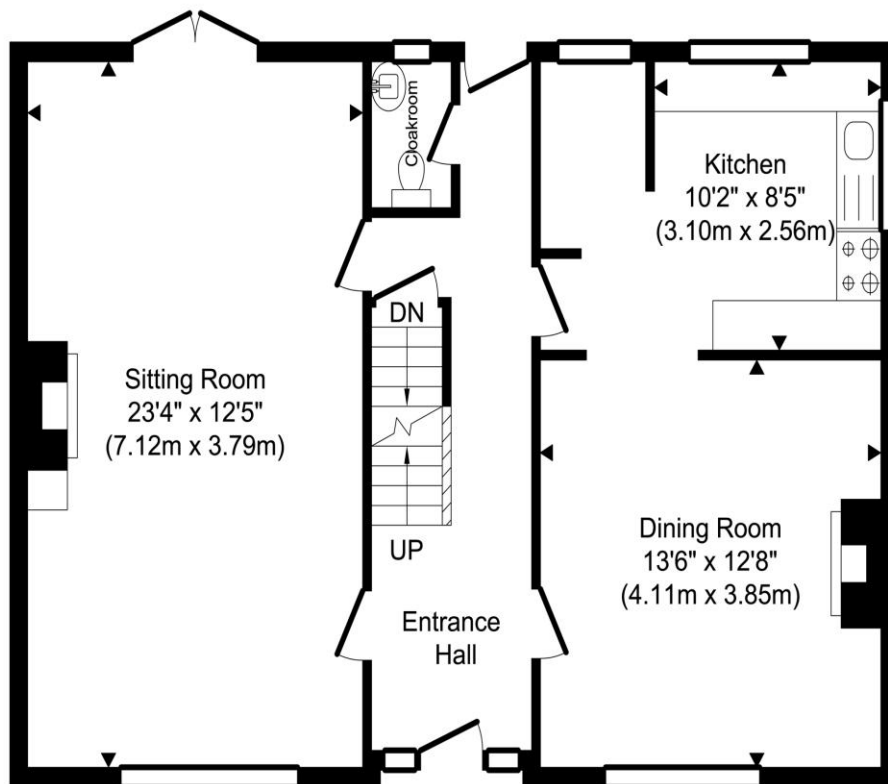
**SERVICES:** Mains water, drainage and electricity are connected. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.



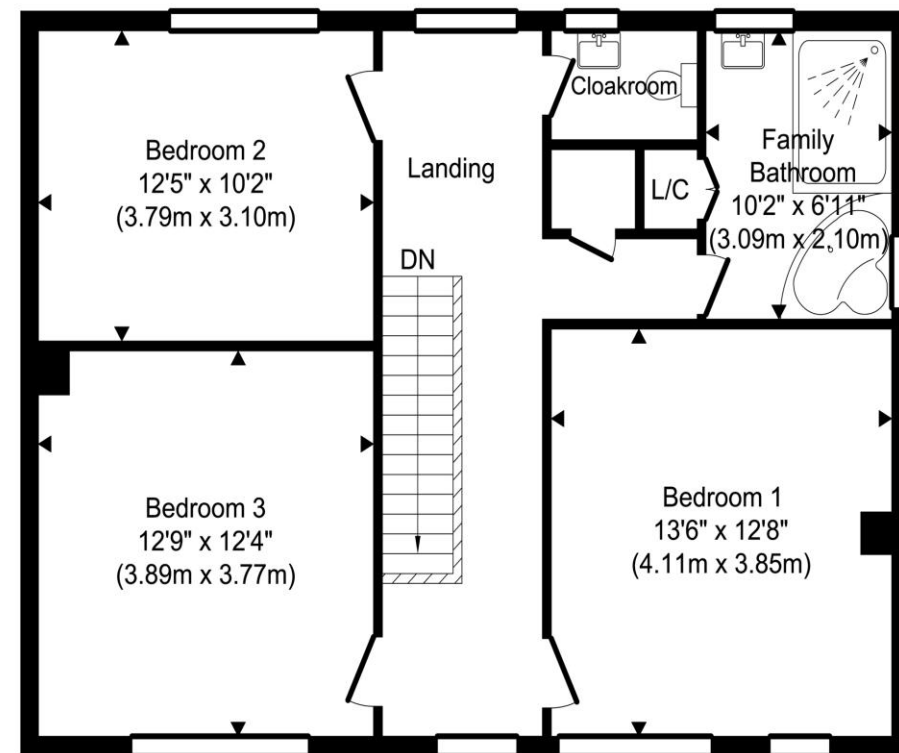




Basement  
Approximate Floor Area  
102.79 sq. ft.  
(9.55 sq. m)



Ground Floor  
Approximate Floor Area  
735.82 sq. ft.  
(68.36 sq. m)



First Floor  
Approximate Floor Area  
739.48 sq. ft.  
(68.70 sq. m)

TOTAL APPROX. FLOOR AREA 1578.09 SQ.FT. (146.61 SQ.M.)

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