



DAVID
BURR

ARRAN HOUSE,
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.

- Rarely available two/three-bedroom detached unlisted home
- Located within the sought-after village of Nayland, on the Suffolk/Essex border
- Lying within the Dedham Vale Area of Outstanding Natural Beauty (AONB)
- Approximately 1,000 sq ft of accommodation arranged over two floors
- High-quality specification throughout, including underfloor heating and oak flooring
- Well-proportioned sitting room with central fireplace and wood burning stove
- Study/ground-floor bedroom with bespoke shelving and adjacent wet room
- Open-plan, part-vaulted kitchen/dining room with pantry and rear garden access
- Two spacious double bedrooms and a stylish family bathroom with separate shower
- South-facing, partly walled rear garden with paved terrace
- Off-street parking for two vehicles and gated side access
- Within walking distance of The Anchor public house and the Stour Valley Path walking route.

ARRAN HOUSE

Nayland, Suffolk

Arran House is a beautifully finished, detached home in Nayland, offering around 1,000 sq ft of light-filled, versatile living space with features like underfloor heating, oak flooring, and a vaulted kitchen/dining room. Set in the Dedham Vale AONB, it includes south-facing gardens, off-street parking, and a flexible layout.



SITUATION

Nayland is a thriving and well-regarded village nestled within the Dedham Vale AONB, celebrated for its picturesque landscape and strong sense of community. The village offers a range of day-to-day amenities including a post office, general store, doctors' surgery, and the popular Anchor Inn pub/restaurant. There is also a well-regarded primary school and local bus services to nearby secondary schools and sixth form colleges.

The village enjoys excellent connectivity to both Colchester and Sudbury, each offering a broader range of shopping, leisure and rail links to London. The surrounding countryside, made famous by artists such as Constable and Gainsborough, offers a wealth of walking, cycling and outdoor pursuits.

Arran House benefits from a quiet, edge-of-village position with easy access to the amenities of Nayland, making it a compelling choice for those seeking both rural charm and practical convenience.

DESCRIPTION

Arran House is a superbly presented and discreetly positioned detached home, occupying an enviable edge-of-village setting within the highly regarded parish of Nayland. Lying within the Dedham Vale Area of Outstanding Natural Beauty (AONB), this unlisted two/three-bedroom property offers a versatile accommodation schedule of approximately 1,000 sq ft arranged over two floors.

Completed to an exceptional standard throughout, the house combines a well-balanced layout with high-quality finishes including underfloor heating, oak flooring, and a part-vaulted kitchen/dining room. One of only a handful of detached, unlisted homes in the village, it presents an outstanding opportunity for those seeking a principal residence, investment, or weekend retreat in a picturesque and accessible location.

Internally, the property is defined by its light-filled living spaces, including a well-proportioned sitting room with

wood burning stove, study or ground-floor bedroom with adjacent wet room, and an open-plan kitchen/dining area with direct access to the south-facing rear garden. Upstairs are two generously sized double bedrooms and a stylish family bathroom with a separate shower.

Externally, the property enjoys south-facing, partly walled gardens, off-street parking for two vehicles, and gated side access – all adding to the practical and aesthetic appeal of this well-rounded home.

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.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

EPC RATING: C

VIEWING: Strictly by prior appointment only through DAVID BURR.

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





