



DAVID
BURR

8 CAMPION WAY
LEAVENHEATH, SUFFOLK

Colchester North Station 8 miles, train journey time to London Liverpool Street from 50 minutes.
A12 8 miles, Sudbury town centre 7 miles.
Stansted Airport approximately 56-minute drive.

- Three-bedroom detached bungalow with flexible accommodation
- Attractive setting on a small, well-planned development
- Scope to modernise and enhance to personal taste
- Spacious sitting room with central fireplace
- UPVC double glazing throughout
- Versatile third bedroom ideal for dining room or study
- South-facing, well-screened rear garden offering privacy
- Double garage with off-road parking
- Located within the desirable Suffolk parish of Leavenheath
- Close to scenic walks and countryside in Dedham Vale AONB
- Easy access to Sudbury and Colchester for wider amenities
- Excellent transport links including road and rail to London
- **No Onward Chain**

8 Champion Way

Leavenheath, Suffolk

8 Champion Way is a three-bedroom detached bungalow in the sought-after Suffolk parish of Leavenheath, offering excellent potential for modernisation and personalisation on a generous, well-positioned plot. With a south-facing garden, double garage, and easy access to both countryside and transport links, it combines rural charm with convenient connectivity.



SITUATION

8 Campion Way is well positioned to enjoy the charm of village life while remaining accessible to excellent local amenities. Leavenheath is renowned for its scenic surroundings, including the nearby Dedham Vale Area of Outstanding Natural Beauty, offering picturesque countryside walks and a tranquil rural lifestyle. Local facilities include a popular village pub, primary schooling options in the surrounding villages, and easy access to larger towns such as Sudbury and Colchester, both providing comprehensive shopping, leisure, and transport links.

Commuters benefit from excellent connectivity, with mainline rail services from Colchester to London Liverpool Street station and straightforward road access to the A12. The location combines peaceful village living with convenient connections to town and city amenities, making this an ideal setting for families, downsizers, or those seeking a renovation project in a desirable Suffolk setting.

DESCRIPTION

8 Campion Way is a three-bedroom detached bungalow positioned on an attractive, small, and thoughtfully planned development within the highly sought-after Suffolk parish of Leavenheath. This rarely available home occupies an excellent plot and presents a superb opportunity for those seeking a property with potential. The bungalow would benefit from modernisation and updating throughout, providing a blank canvas for buyers to adapt and enhance to their own specification. The existing layout is practical and well-proportioned, ideally suited to modern living.

Internally, the accommodation is arranged around a welcoming entrance hall, with a spacious sitting room to the front featuring a central fireplace with stone hearth and wooden surround. A cloakroom is situated immediately off the hallway, while the fitted kitchen provides functional space with scope for improvement. There are two comfortable double bedrooms, including one with an ensuite shower room, and a third bedroom

offering flexibility to serve as a dining room or home office. To the rear, a generous garden room spans the width of the property, creating a light-filled connection between the interior and the garden.

Additional benefits include UPVC double glazing, a double garage, and a well-screened, south-facing rear garden that offers both privacy and an ideal space for outdoor entertaining.

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:** D.

POSTCODE: CO6 4UP

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

EPC RATING: Pending. A copy of the energy performance certificate is available on request.

VIEWING: Strictly by prior appointment only through **DAVID BURR LEAVENHEATH.**





Ground Floor
Approximate Gross Internal Area
Main House 1120 sq ft (104 sq m)
Garage 275 sq ft (26 sq m)
Total 1395 sq ft (130 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

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