



**Tudor Cottage
Edwardstone, Suffolk**

DAVID
BURR



Tudor Cottage, Mill Green, Edwardstone, CO10 5PY

Edwardstone is a highly regarded and picturesque Suffolk village, surrounded by gently rolling countryside and renowned for its strong sense of community and attractive period architecture and friendly local Public House and Brewery. The village of Boxford is 1 mile distant and offers a range of shops, pubs and primary school. The village is well placed for access to nearby market towns including Sudbury and Lavenham, offering a wider range of independent shops, cafés, restaurants and cultural amenities, while still retaining a peaceful rural atmosphere.

- Grade II listed period cottage of considerable charm
- Thoughtfully extended and improved by the current owners
- Beautiful blend of historic features and contemporary finishes
- Vaulted entrance hall with bespoke oak staircase and exposed timbers
- High-quality bespoke kitchen with integrated NEFF appliances
- Flexible and well-proportioned accommodation across two floors
- Heated swimming pool powered by an air-source heat pump
- Double cart lodge with workshop and studio above
- Solar panels enhancing energy efficiency and sustainability
- Beautifully landscaped gardens with terrace areas and countryside views
- Idyllic position within the sought-after village of Edwardstone
- Convenient access to Sudbury, Lavenham and mainline rail services

Tudor Cottage is a charming Grade II listed period home occupying an enviable position on Mill Green, within the highly regarded rural Suffolk village of Edwardstone. The property has been the subject of a comprehensive yet sensitive programme of extension and improvement by the current owners, resulting in a beautifully balanced home that seamlessly blends historic character with high-quality contemporary finishes. The accommodation is arranged around a striking vaulted entrance hall, approached via a traditional stable door and finished with Karndean flooring and a bespoke oak staircase rising to the first floor. This impressive space showcases exposed timbers, timber-framed casement windows, a full-height wine rack and an opening through to a dual-aspect dining room, setting the tone for the quality and craftsmanship found throughout the house.

The reception accommodation continues with an elegant sitting room featuring three casement windows to the front elevation, a brick fireplace with wood-burning stove and oak Suffolk-latch doors opening to a well-appointed study with bespoke fitted bookcases and adjoining storage. An additional external door provides convenient access to the front of the property. The ground floor is further complemented by a dining room with fireplace further reception room and a dual-aspect utility room fitted with an extensive range of shaker-style units, alongside a high-specification shower room with wall-hung WC and wash hand basin.

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At the heart of the home lies the bespoke fitted kitchen, which forms a true focal point. It is fitted with an extensive range of shaker-style cabinetry topped with a marble-patterned concrete work surface, integrated NEFF appliances and enjoys an attractive outlook over the terrace and gardens, with double doors opening directly outside—ideal for both everyday living and entertaining. Oak internal doors are fitted throughout the property.

To the first floor, an attractive landing leads to the principal bedroom suite, which benefits from casement windows to the rear overlooking the gardens and countryside beyond, together with a comprehensive range of Hammonds fitted wardrobes. The adjoining wet room is finished to a high standard. There is a further double bedroom, also with fitted Hammonds wardrobes, a stylish family bathroom with separate shower enclosure, and a third bedroom featuring exposed timbers which leads through to bedroom four. This walk-through arrangement offers clear scope for subdivision if required and is ideal for guest accommodation, children's rooms or a home office suite.

Externally, Tudor Cottage sits within beautifully landscaped grounds, with established planting, seating areas and a heated swimming pool powered by an air-source heat pump, creating an excellent environment for both relaxation and entertaining. Additional outbuildings include a double cart lodge with workshop and a studio above, providing highly versatile ancillary accommodation. The property also benefits from solar panels, enhancing its efficiency and sustainability and enjoys views across farmland towards Boxford

TENURE: Freehold

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

EPC RATING: The property is Grade II Listed as therefore exempt from requiring an EPC for the purpose of sale.

WHAT3WORDS: airship,glows.bearings

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

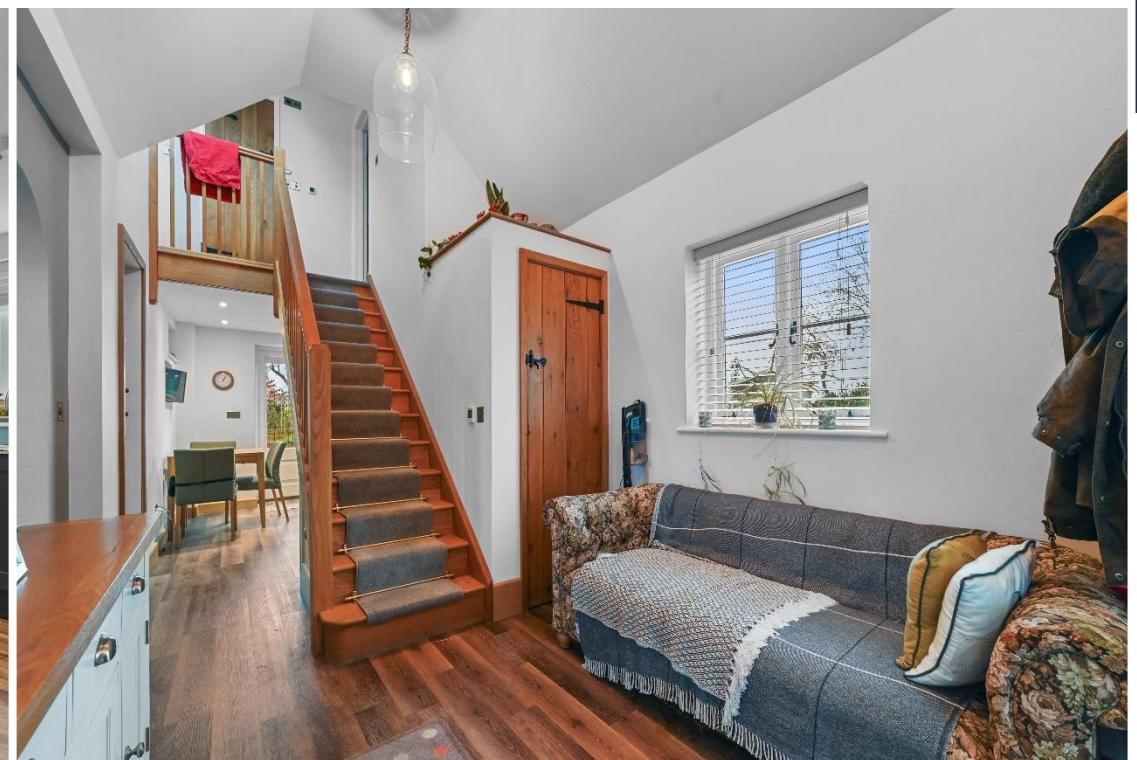
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as

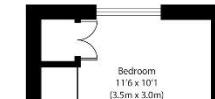
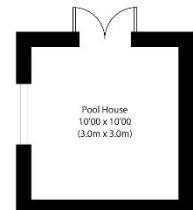
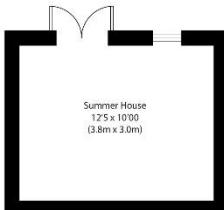
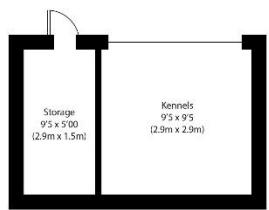
well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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Approximate Gross Internal Area
Main House 1530 sq ft (142 sq m)
Outbuilding 1330 sq ft (124 sq m)
Total 2860 sq ft (266 sq m)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy and completeness, you or your advisor should conduct a careful, independent investigation of the property in respect of necessary valuations.

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