



DAVID
BURR

Colchester North Station 11 miles, train journey time to London Liverpool Street from 50 minutes. A12 11 miles, Sudbury Town Centre 3 miles. Stansted Airport approximately 58-minute drive.

- A detached three-bedroom cottage
- Spacious sitting room with double doors to garden and brick fireplace
- Open-plan dining hall with Karndean flooring
- Well-fitted kitchen with newly installed cooker and countryside views
- Two double bedrooms with built-in wardrobes
- Versatile single bedroom ideal as study or home office
- Family bathroom with shower over bath
- Airing cupboard with newly fitted water softener
- Attached garage with light, power, and additional parking
- External rear cloakroom with WC and wash basin
- Expansive gardens with mature trees and sweeping countryside views
- Peaceful no-through lane beside the parish church in Newton, with excellent access to Sudbury and Colchester

Harrowdown Cottage

Newton, Suffolk

Harrowdown Cottage is a three-bedroom detached property set on a peaceful no-through lane beside Newton's parish church, offering generous living space, modern upgrades, and character features including a brick fireplace and quality flooring. Surrounded by expansive gardens with mature trees and uninterrupted countryside views, the property also benefits from a garage, extensive parking, and excellent access to Sudbury, Colchester, and nearby Suffolk villages.



SITUATION

Harrowdown Cottage occupies a highly desirable position within the Suffolk parish of Newton, a village celebrated for its sense of community, rural charm, and easy access to amenities. The setting combines tranquillity with convenience, being well placed for the nearby market town of Sudbury and the historic city of Colchester, both of which provide a comprehensive range of shopping, schooling, and transport facilities.

The surrounding countryside is particularly attractive, offering abundant opportunities for walking, cycling, and equestrian pursuits. Local highlights include Newton Green Golf Club and the neighbouring collection of picturesque Suffolk villages. With its scenic backdrop of farmland and parish church, Harrowdown Cottage represents a rare opportunity to enjoy a countryside lifestyle without compromising on accessibility.

DESCRIPTION

Harrowdown Cottage is a charming three-bedroom detached property, positioned on a private no-through lane adjacent to the parish church on the edge of the Butler's Farm estate in Newton. The property has benefited from a comprehensive programme of recent improvement, offering a blend of traditional features and modern convenience in a peaceful rural setting.

The accommodation is approached via an entrance lobby that leads into a welcoming dining hall with Karndean flooring. From here, doors open to the sitting room, kitchen, and inner hall. The sitting room is a generously proportioned space with a window to the front and double doors opening onto the rear garden, framing delightful views across the lawns and farmland beyond. A brick fireplace with open grate provides an attractive focal point.

The kitchen is fitted with a wide range of floor and wall units complemented by wood-effect worktops, a newly fitted electric cooker, extractor hood, and freestanding dresser. A stainless-steel sink is positioned beneath a window overlooking the rear garden, and there is space

window overlooking the rear garden, and there is space and plumbing for further appliances. A cupboard houses the oil-fired boiler. The inner hall offers access to the roof space and an airing cupboard with a water softener.

The property provides two double bedrooms, both with built-in wardrobes, and a further single bedroom ideal as a study or home office. A family bathroom serves the bedrooms, comprising bath with shower over, WC and wash basin, and finished with Karndean flooring.

OUTSIDE

A driveway leads to an attached garage with light, power, and up-and-over door, alongside additional parking for multiple vehicles. To the rear, a practical cloakroom with WC and wash basin is accessed externally. The gardens, a key feature of the property, wrap around the front, side, and rear, and are laid predominantly to lawn with mature silver birch and beech trees. The outlook over open farmland ensures wonderful uninterrupted countryside views.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

POSTCODE: CO10 0QR

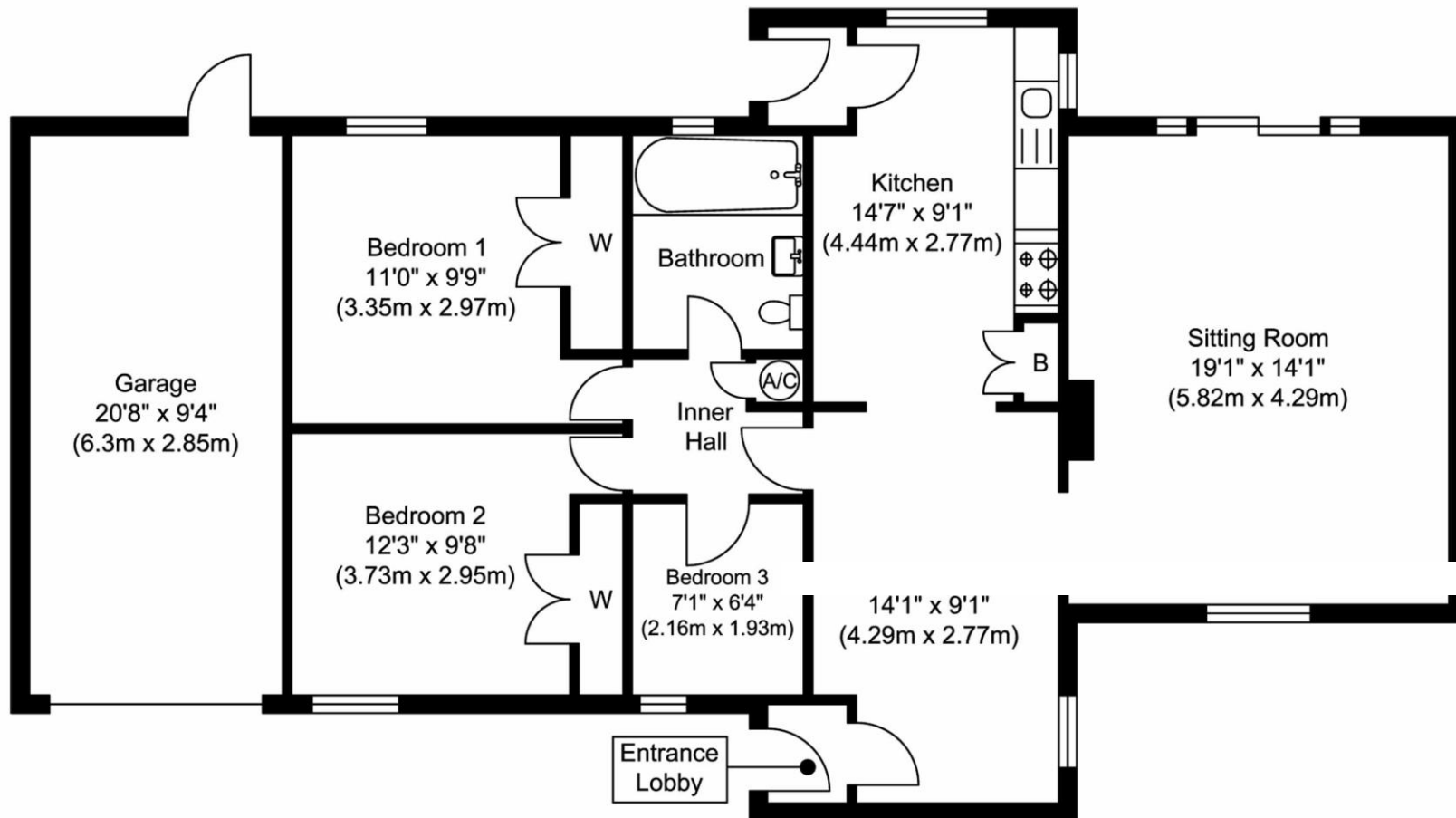
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

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.

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

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





Approximate Floor Area

920.42 sq. ft.

(85.51 sq. m)

Total Gross Internal Area

Approximate Floor Area

920.42 sq. ft.

(85.51 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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