



**The Green, Twinstead, Sudbury CO10 7NB**



**welcome to**

## **The Green, Twinstead, Sudbury**

Set in a secluded position overlooking the Village Green is this stunning three bedroom detached Grade II Listed Period Cottage occupying a generous plot with ample parking and mature gardens,



## The Cottage

Set within a secluded position overlooking the Village Green and set back from the main village road and approached by a shingle driveway is this stunning detached grade II listed home, the original thatched cottage is believed to be of seventeenth-century origins with a modern two storey extension where the stunning country kitchen is located, the original cottage is brimming with a number of character features, the vendor has advised the property sits on a plot of approaching three quarters of an acre, this includes ample parking and mature gardens that area boarded by woodlands that give the property a real sense of privacy.

## Entrance Hall

Glazed door to front aspect. Doors leading to kitchen, dining room and:-

## Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle with power shower. Heated towel rail.

## Kitchen / Diner

29' 10" x 16' 10" max ( 9.09m x 5.13m max )  
Two double glazed windows to front aspect and double glazed windows to side and rear aspects. Fitted kitchen with a range of wall and base units over areas of work surface. Two bowl butler sink set into wooden worktop. Integral oven with hob over, integral Dishwasher and fridge. AGA. Breakfast island with granite worktop. Stairs rising to first floor. Understairs cupboard. Two radiators.

## Utility Room

Double glazed window to rear aspect and door leading to garden. Fitted with matching wall and base units. Stainless steel sink and drainer unit. Plumbing for washing machine, space for an additional appliance. Radiator.

## Dining Room

15' 1" x 13' 5" ( 4.60m x 4.09m )  
Double glazed windows to rear and side aspects. Exposed timbers. Partition leading to lounge. Two radiators.

## Lounge

14' x 14' + recess ( 4.27m x 4.27m + recess )  
Double glazed window to side aspect. Glazed french doors and glazed door leading to garden. Door leading to ground floor bedroom. Inglenook fireplace with inset burner. Doorway leading to original porch and front door with Storage Cupboard.

## Ground Floor Bedroom

10' 4" x 7' 8" ( 3.15m x 2.34m )  
Double glazed window to side aspect. Exposed timbers. Radiator. Door leading to:-

## Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with electric shower over. Airing cupboard, radiator.

## Landing

Double glazed window to rear aspect. Radiator.

## Bedroom One

11' 11" x 11' ( 3.63m x 3.35m )  
Velux window to side, double glazed window to front. Radiator.

## Bedroom Two

9' 4" x 9' 1" into wardrobes ( 2.84m x 2.77m into wardrobes )  
Velux window. Currently used as a dressing room. Fitted wardrobes.

## Exterior

The property occupies a generous plot of circa 3/4 acre with ample gated parking. The garden has seating areas, large areas of lawn, mature shrubs and well stocked beds.

## Directions

The property is accessed via a driveway to the left of Lilac Cottage, the property does have a house name sign on the main highway the below What3Words will take you to the bottom of the drive.  
What3Word - finishers.hogs.pints  
SatNav postcode CO10 7NB

## Agent's Note

The Cottage is located in a tucked away position in this small Hamlet only a short drive from the Sudbury to Halstead road, both towns offering excellent every day facilities. Braintree is only a 15 minute drive with excellent road links to Chelmsford and Dual Carriageway (A120) to Stansted Airport and the M11 motorway. Sudbury offers a branch line rail service connecting to London Liverpool Street.



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## **The Green, Twinstead, Sudbury**

- Grade II listed
- Mature plot of circa 3/4 of a acre
- 17C thatched cottage with modern extension
- Ample gated parking
- Three bedrooms

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: D

offers in excess of

**£675,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD110387 - 0003

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