



DAVID  
BURR

Sherwood  
Old Newton, Suffolk



# Sherwood, Brown Street, Old Newton, Suffolk, IP14 4QB

Old Newton is a well-served village and its amenities include a school, church, village shop, takeaway, as well as a regular bus service. Additional amenities are available in the close villages of Haughley and Bacton. The nearby market town of Stowmarket is approximately 3 miles which has an excellent range of schooling, shopping and recreational facilities together with a mainline rail link to London's Liverpool Street (90 mins). The cathedral town of Bury St. Edmunds is approximately 16 miles away and the County town of Ipswich is approximately 15 miles away.

Sherwood is a truly unique country residence, set in a delightful semi-rural location surrounded by rolling open countryside and farmland. This spacious property has been thoughtfully extended and improved in recent years, providing a blend of modern living with the charm of country life. With its generous accommodation, including four bedrooms, three bathrooms and multiple reception rooms, Sherwood offers a versatile home perfect for family living. The property sits on a generous plot, with gardens and a paddock extending to approximately 1.25 acres, making it an ideal choice for those seeking both space and tranquillity.

## **An excellent detached family house in a semi-rural location offering spacious flexible accommodation and generous grounds extending to 1.25 acres.**

The front door opens into a light and spacious hallway, leading to the versatile ground floor accommodation.

**SITTING ROOM:** A bright and airy double-aspect room at the front of the house, featuring an open fireplace for a cosy, traditional feel.

**LOUNGE:** Another inviting reception room with a window to the side aspect and an open fireplace, leading through to the kitchen.

**KITCHEN/LIVING ROOM:** Spanning the rear of the property, this large open-plan space includes an extensive range of modern fitted units at one end and a spacious living/dining area at the other, with patio doors opening to the rear garden, creating an ideal hub for family gatherings and entertaining.

**GROUND FLOOR BEDROOM:** A large double bedroom with an adjacent **SHOWER ROOM**, featuring a suite comprising a WC, wash basin and shower cubicle, perfect for guests or multi-generational living.

**UTILITY ROOM:** A functional space with built-in storage and a door leading to the side garden.

**STORAGE ROOM:** A generously sized storage area for additional practical space.

### **First floor**

The landing provides access to the bedrooms and family bathroom.

**PRINCIPAL BEDROOM SUITE:** A luxurious master suite with stunning far-reaching countryside views. **DRESSING AREA** and **EN SUITE BATHROOM** featuring a bath with shower over, WC and wash basin.

**BEDROOM 2:** A spacious double room with windows to front and side aspects offering plenty of natural light.

**BEDROOM 3:** Another generous double bedroom with a window to the side aspect.

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**FAMILY BATHROOM:** A well-appointed three-piece suite, comprising a WC, wash basin and bath.

## Outside

To the front of the property, there is a garage accessed via a driveway providing off-road parking for multiple vehicles. The formal gardens surrounding Sherwood are mainly laid to lawn, with a variety of mature trees, shrubs, and hedging, offering a peaceful and private outdoor space. Beyond the garden lies an additional area of approximately one acre, currently uncultivated, presenting a wonderful opportunity for paddocks or similar uses.

**In all about 1.25 acres.**

Sherwood combines the best of country living with modern convenience, making it a rare find in this picturesque setting.

**AGENTS NOTE:** The farmer who owns the field behind the paddock has a right of access across the paddock for agricultural machinery only.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band C

**EPC RATING:** TBC

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

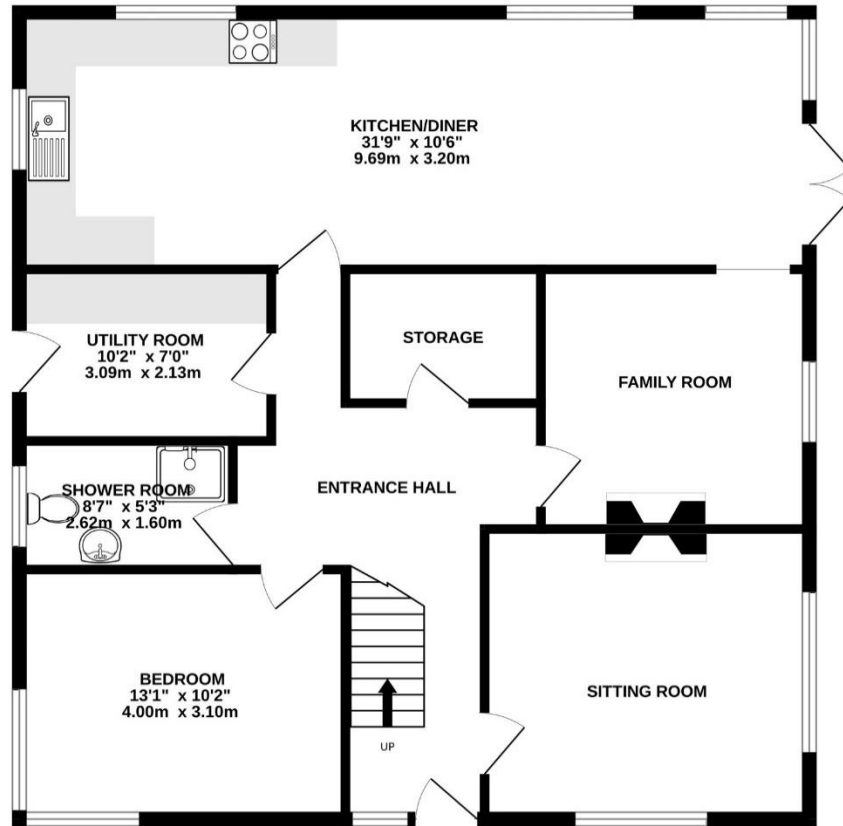
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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. No representation or warranty whatever 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.

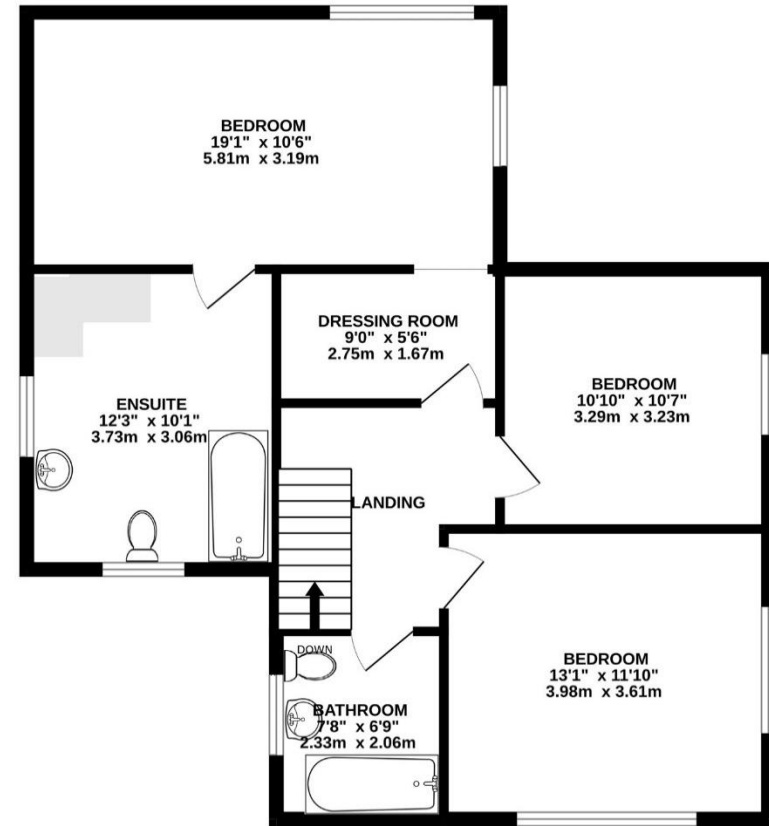


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GROUND FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.  
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