



DAVID
BURR

Milkwood
Ovington, Suffolk



Milkwood, Tilbury Road, Ovington, Sudbury, Suffolk CO10 8JZ

Ovington is a small rural village, on the Essex/Suffolk border, with parish church. It stands about 2 miles south of the small and historic market town of Clare, which offers a good range of day to day services. A commuter rail link to Liverpool Street is available at Sudbury about 9 miles. Cambridge is some 35 minutes drive away, and the M11 and Stansted airport within easy distance.

This individual detached modern property is situated in a quiet village location set within 4.65 acres. The property offers tastefully presented well proportioned living accommodation with modern finishes including a luxurious kitchen, stylish bathrooms and solar panels, all set within extensive grounds including large expanses of lawn, woodland and a paddock with the added benefit of ample parking, garage and detached studio. **In all about 4.65 acres.**

A substantial detached property in a quiet village location set within 4.65 acres.

Entrance into:

ENTRANCE LOBBY With glazed doors opening into the:

HALLWAY A spacious and welcoming area with impressive staircase rising to a galleried landing, oak flooring and cloaks cupboard.

DRAWING ROOM A light double aspect room featuring an attractive brick fireplace with wood burning stove, sash window to the rear and bi-fold oak doors opening through to the:

DINING ROOM A delightful room featuring oak flooring and bi-fold doors leading to the garden.

STUDY/PLAY ROOM A well proportioned room featuring an attractive brick fireplace with wood burning stove and oak flooring.

CLOAKROOM With WC and wash basin.

KITCHEN/BREAKFAST/DINING ROOM The hub of the home, enjoying a double aspect outlook and extensively fitted with a bespoke range of shaker units under granite worktops with a butler sink inset with filtered water tap. Appliances include a double oven Rayburn with dual hot plates, Siemens electric oven four ring electric hob, microwave, LG American style fridge/freezer and a Miele freestanding dishwasher. Tiled flooring leads through to the **Dining Area** with shelved pantry cupboard.

UTILITY ROOM With further storage under wooden worktops, plumbing for a washing machine and space for a tumble drier. Cupboard housing the boiler, door leading to the rear and **CLOAKROOM** with WC and wash basin.

First Floor

The galleried landing creates an impressive space with oak flooring and double airing cupboard.

BEDROOM 1 A spacious double aspect room with oak flooring and walk-in wardrobe. **En-Suite** stylishly fitted with a white WC, wash basin, walk-in shower and heated towel rail.

BEDROOM 2 Enjoying a double aspect outlook with oak flooring and **En-Suite** fitted with a white WC, wash basin, walk-in shower and heated towel rail.

BEDROOM 3 Also double aspect with outlook to the front, oak flooring and **En-Suite** fitted with a white WC, wash basin and bath with shower over.

BEDROOM 4 With outlook to the front.

BATHROOM Fitted with a white WC, wash basin, bath with shower over and a heated towel rail.

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Outside

The property is approached via a sweeping gravel driveway leading to an extensive parking area and the **GARAGE** and **STUDIO**. The front gardens are predominantly lawned with mature rose beds and borders and a sunken terrace enjoying a southerly aspect. There is an additional single **GARAGE** with direct access to the road and a further five bar gate leads to an area of woodland with wild flowers and meandering pathways. To the side of the property is a pond with twisted willow leading around to the rear which enjoys an extensively paved dining terrace, ideal for Al Fresco entertaining enjoying the backdrop of the gardens beyond. The rear gardens are predominantly lawned with well maintained hedges and a variety of mature trees including magnolia, willow, cherry, apple and sycamore and incorporate a range of useful outbuildings including a shed, plant store, log store and fruit cages. Beyond the principal gardens is a large paddock with five bar gate giving direct access to the road and incorporates a **HAYBARN/STORE** and **FOUR BAY FIELD SHELTER**. To the side of the property is a quirky thatched garage with light and power connected and adjacent green house and another detached timber framed outbuilding presented as a **STUDIO** and **GYM** with the grounds in all measuring 4.65 acres.

SERVICES: Klargester, solar panels, electricity, oil-fired heating.
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: G.
£3,318.28 per annum.

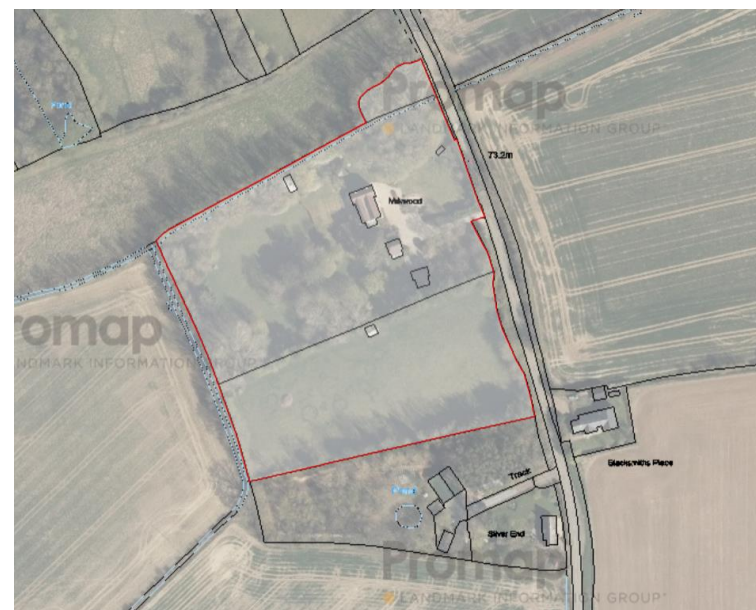
TENURE: Freehold.

EPC RATING: B.

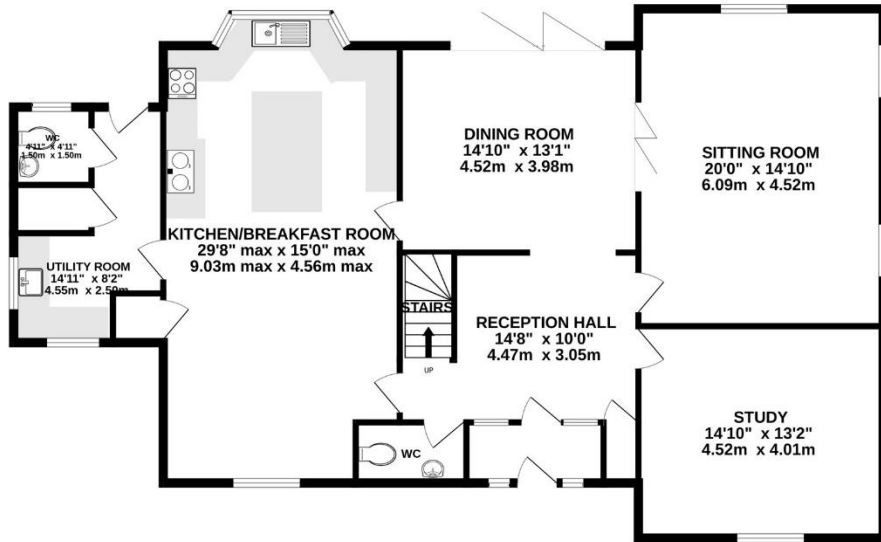
VIEWING: Strictly by appointment through David Burr – 01787 277811.

WHAT THREE WORDS DIRECTIONS: even, given, deeds.

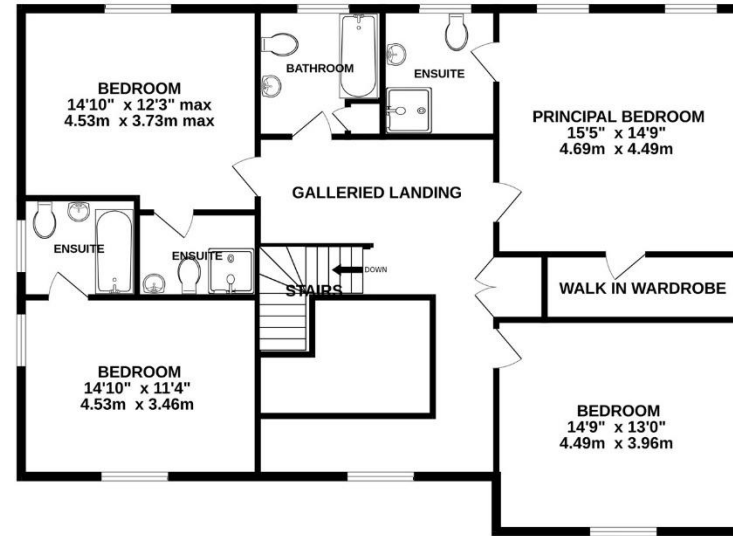
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GROUND FLOOR
1508 sq.ft. (140.1 sq.m.) approx.

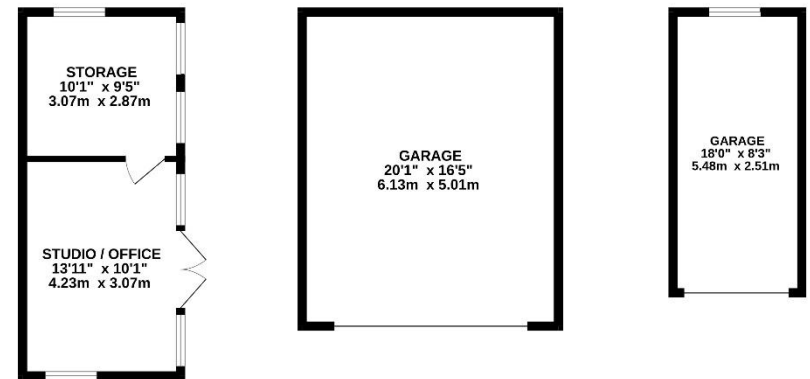


1ST FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA : 2913 sq.ft. (270.6 sq.m.)
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GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.
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