



DAVID
BURR

4 THE LIMES APARTMENT
GREAT CORNARD, SUFFOLK

Sudbury Town Station 1.4 miles, train journey time to London Liverpool Street via Marks Tey from 1 hour 18 minutes. A12 14 miles, Colchester city centre 15 miles. Stansted Airport approximately a 57-minute drive.

- Attractive two-bedroom first-floor apartment in a Georgian double-fronted property
- Forming part of the sought-after Mill Tye riverside development
- Potential share of freehold arrangement with an annual management charge of approx. £1,700
- High ceilings (approx. 8ft) creating a light, airy interior
- Recently fitted grain-effect PVC sash windows, sympathetic to the period style
- Well-designed fitted kitchen with oak-topped work surfaces and mirror-fronted storage
- Spacious principal bedroom with bay window and fitted mirrored wardrobe
- Stylish en suite shower room with rain head, plus separate family bathroom with power shower
- Oak internal doors and recessed cloak store providing quality and practicality
- Access to beautifully maintained communal gardens
- Direct proximity to riverside and water meadow walks within the Stour Valley
- Close to Sudbury's shops, cultural attractions, and with rail links to London

4 The Limes Apartment

Great Cornard, Suffolk

A beautifully presented two-bedroom first-floor apartment within an elegant Georgian property at the exclusive Mill Tye development, offering a potential share of freehold, high ceilings, sash-style windows, a well-designed kitchen, en-suite and family bathrooms, and access to communal gardens. Perfectly positioned by the River Stour and Sudbury's celebrated water meadows, the home combines period charm with modern convenience, while being within easy reach of the town's amenities and direct rail links to London.



SITUATION

Mill Tye itself is a location of rare appeal, positioned at the gateway to Sudbury’s most picturesque landscapes. Residents can enjoy riverside and valley walks directly from the development, with the tranquil River Stour meandering through open countryside. The neighbouring water meadows, painted by Thomas Gainsborough and celebrated for their natural beauty, are a short stroll away, offering a timeless backdrop for walking, cycling, or simple relaxation.

Sudbury is a thriving market town with a strong community spirit and an impressive range of amenities. Independent boutiques sit alongside high street retailers, while cafes, pubs, and restaurants offer a variety of dining options. Cultural life is equally well represented, with the Quay Theatre, Gainsborough’s House, and a regular programme of local events contributing to the town’s vibrant character. For commuters, Sudbury offers rail connections via Marks Tey to London Liverpool Street, as well as convenient road links to Bury St Edmunds, Ipswich, and Colchester. In short, this location combines the best of countryside living with everyday accessibility.

DESCRIPTION

This beautifully appointed two-bedroom first-floor apartment forms part of an elegant, double-fronted Georgian residence within the exclusive Mill Tye development, a setting that seamlessly blends heritage architecture with modern refinements. The property enjoys an enviable position on the edge of Sudbury, where the historic town meets the tranquil landscapes of the Stour Valley and its celebrated water meadows. With a share of freehold and an annual management charge of approximately £1,700, the apartment offers not only character and charm but also the reassurance of well-managed communal areas and long-term investment security.

Internally, the apartment has been thoughtfully designed to retain a sense of space and elegance. High ceilings of approximately eight feet create a light and airy feel, enhanced by newly installed grain-effect PVC sash

windows that echo the property’s Georgian origins while providing modern efficiency. A recessed cloak store offers practical storage, while oak internal doors add warmth and quality throughout. Every detail has been carefully considered, from Torrus white painted skirting boards and architraves to oak Suffolk-style six-panel doors with an oiled finish and polished chrome ironmongery. The walls are painted in Dulux matt Night Jewels 6, perfectly complementing the flooring and doors, with a crisp diamond matt white ceiling. The apartment is also pre-wired for Sky Q.

The contemporary kitchen is fitted with smooth soft close shaker doors and paired with a solid oak worktop. It comes fully equipped with quality Zanussi appliances, including a ceramic hob, fan oven, 70:30 fridge freezer, and a 7kg integrated washing machine. A striking black glass splashback completes the modern look. The hallway, kitchen, and living areas are finished with Karndean flooring.

The accommodation comprises two well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom enjoys a charming front-facing bay window that floods the room with natural light, alongside a fitted wardrobe with mirrored doors. The second bedroom is equally versatile, suitable as a guest room, study, or dressing room. It is served by a luxurious en suite shower room, complete with a contemporary rain head fitting. A further family bathroom mirrors the high specification, fitted with a bath for a touch of everyday indulgence. Tiling includes full-height coverage in shower enclosures, with half-height tiling around baths and sinks for a refined finish.

Residents of Mill Tye benefit from access to immaculately kept communal gardens, thoughtfully landscaped to provide both colour and calm throughout the year. The overall impression is one of understated elegance, where period character is balanced with modern conveniences to create a property that is both practical and highly desirable.

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 0JA

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

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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



