



DAVID
BURR

**The Old Manse,
Sudbury, Suffolk.**



THE OLD MANSE, 28 THE CROFT, SUDBURY, SUFFOLK. CO10 1HW

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

An elegant unlisted Victorian house in what is arguably one of the town's most sought after locations overlooking the Croft. The accommodation has been thoughtfully improved by the current owners whilst remaining sympathetic to its heritage. The is ideally positioned for both town amenities and countryside walks and further benefits from a generous walled garden, ample off-road parking and a large garage block. In all about 0.25 acres.

A substantial and elegant town house overlooking the croft with a large walled garden, off road parking and garage.

Front door with large coloured leaded glass insert opens to:

ENTRANCE HALL: An inviting area with oak floors, deep skirting, a 9'3" ceiling height and doors leading to:

DRAWING ROOM: 18'2" x 14'4" (5.54m into bay x 4.39m) An elegant dual aspect room with views over the rear and front garden and onto the croft beyond. 9'3" ceiling height, cornicing, ceiling rose, deep skirting, oak wood flooring and central fireplace with inset wood burning stove situated on a slate hearth with ornate moulded wood surround. A door opens from the large bay window with slatted shutters into the garden.

SITTING ROOM: 15'2" x 10'5" (4.63m x 3.20m) A charming space with a large sash window with bespoke slatted shutters overlooking the front garden and onto the croft and church beyond. There is 9'3" ceiling height, a picture rail, oak wood flooring and extensive fitted book shelving on both sides. The focal point of the room is a central fireplace with wood burning stove situated on a slate hearth with ornate moulded wood surround.

INNER HALL: With oak wood flooring, picture rail, staircase off and further doors leading to:

BATHROOM: 10'5" x 5'10" (3.19m x 1.73m) Recently refurbished to an excellent standard with a tongue and groove panelled bath with fully tiled surround, mixer tap and shower head attachment above and glass shower screen. Tongue and groove wood cladding throughout the remaining walls, low level WC, large wash hand basin with storage below and heated towel rail. Frosted sash window to the rear.

BOOT ROOM: 5'1" x 4'6" (1.57m x 1.39m) With tiled flooring and ample space for cloaks and boots.

CELLAR: 14'2" x 13'8" (4.33m x 4.17m) A versatile room with 7ft ceiling height, double glazed window providing natural light and a central exposed beam to the ceiling. There is the clear potential to be used as either a study, playroom, home gymnasium or cinema room.

AGA KITCHEN/BREAKFAST ROOM: 14'2" x 14'0" (4.32m x 4.27m) An exceptionally bright room with a number of double glazed sash windows overlooking the property's gardens. The focal point of the room is a central chimney stack which contains a four oven Aga complete with warming plate and two hob rings. A matching range of base and wall level shaker style units

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with work surfaces incorporating stainless steel one and half sink with mixer tap above and drainer to side, integrated electric Lamona oven with four ring induction hob, aluminium splashback and extraction fan above. Space for American style free standing fridge freezer. A central island with solid wood work surfaces provides useful additional storage and a breakfast bar. Door leading to:

DINING ROOM: 13'10" x 8'10" (4.24m x 2.44m) An exceptionally bright dual aspect room with three double glazed sash windows overlooking the property's gardens. There is ample space for a large table and chairs and the room is semi open plan to the kitchen through the chimney stack which has been cleverly opened up. Opening to:

UTILITY ROOM: 11'5" x 4'11" (3.50m x 1.50m) With a matching range of base and wall level units with work surfaces incorporating stainless steel sink with mixer tap above and drainer to side, space and plumbing for washing machine and space for tumble dryer. A skylight provides an abundance of natural light and there is a door leading to the rear terrace.

First Floor

LANDING: A spacious area with oak wooden flooring, a sash window with slatted shutters which provides lovely roof scape views with the tower of St Peters church in the distance. Access to loft storage space and doors leading to:

BEDROOM 1: 18'1" x 14'9" (5.52m into bay x 4.52m) A generous double bedroom with oak flooring throughout, two integrated double wardrobes and large sash window overlooking the croft in one direction and a further triple sash bay window with slatted shutters providing views in the other. Deep skirting, picture rail and two ceiling roses.

BEDROOM 2: 14'9" x 13'4" (4.52m x 4.07m) With two large sash windows with bespoke slatted shutters provide beautiful views over the Croft below. Two useful integrated wardrobes with solid wood panelled doors. Ornate central ceiling rose.

SHOWER ROOM: 9'5" x 5'8" (2.88m x 1.74m) Recently installed and finished to a high standard with tongue and groove cladding across the walls. A large double width walk in shower with fully tiled surround and glass screen, WC, wash hand basin with tiled splash back and storage unit below and large heated towel rail. High quality double glazed frosted window overlooking the rear gardens.

BEDROOM 3: 13'10" x 8'5" (4.24m x 2.58m) With two large sash windows providing beautiful views over the rear gardens, deep skirting and picture rail.

BEDROOM 4: 12'8" x 10'0" (3.88m x 3.07m) A generous double bedroom with sash window overlooking the side garden and with beautiful views of St Peters church tower beyond. Useful full height integrated storage cupboards with solid wood panelled doors.

STORE CUPBOARD: 4'11" x 4'4" (1.52m x 1.33m) With fitted shelving and inset hanging rail.

Outside

The property can be approached via the Croft through a generous front garden bordered by low level wrought iron railings and A neat sculpted privet hedging paved pathway lined with lavender reaches the front door covered by a stunning Portico.

The rear gardens are undoubtedly one of the property's key attributes. Adjacent to the property is a wraparound terrace and an area of raised decking. The garden has been beautifully landscaped throughout and is primarily comprised of expanses of lawn bordered by well stocked beds with a vast array of plants, trees, flowers and hedges including a eucalyptus tree, crab apple tree and fig tree.

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Towards the rear of the garden is a high-quality **SUMMER HOUSE** with power and light connected. Adjacent to the summer house is a further terrace with a large pergola with mature white and black vines.

There is the useful addition of a timber **POTTING SHED**.

To the side of the property a paved pathway leads to:

COACH HOUSE/GARAGE: 27'1" x 13'6" – 11'10" (8.28m x 4.14m narrowing to 3.62m) Formally an old stable block and now repurposed as a spacious garage with electric roller door and personal door to side. The building retains much of its original character with exposed brick flooring throughout. Power and light connected.

To the front and the side of the garage is an area of **OFF-ROAD PARKING** for up to four vehicles.

In all about 0.25 acres. (sts)

SERVICES: Mains water and drainage. Mains electricity. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)

VIEWING: Strictly by prior appointment only through DAVID BURR.

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**FLOORPLAN TO BE
APPENDED**

