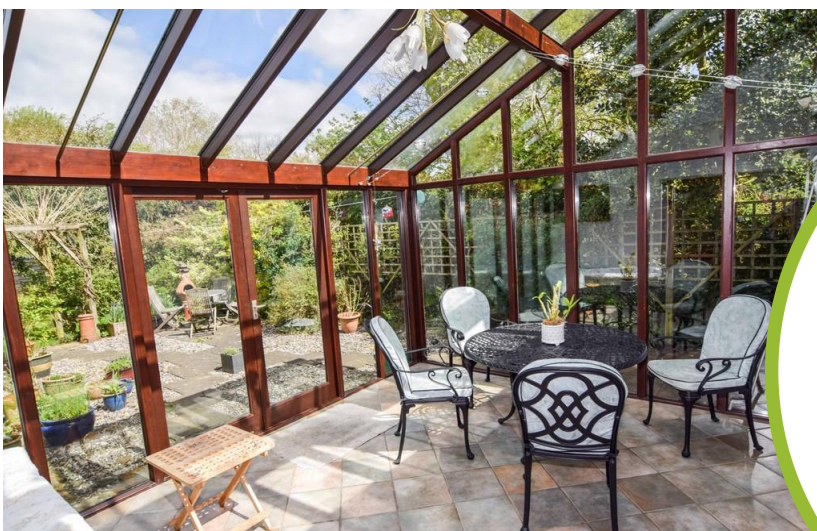


Maytree House, Mills Lane, Newmans Green, Acton, Sudbury, CO10 0AD



Freehold

£500,000

Subject to contract
Secluded individual
detached house

3 bedrooms
2 reception rooms
1 bathroom



Some details

General information

This attractive individual architect designed house has a wonderful secluded location in small hamlet, situated on high ground between Sudbury and Long Melford.

The house has been designed to take maximum impact of the lovely Stour Valley views and its attractive quarter of an acre plot.

The entry to the house is by way of the beautiful light atrium/double height reception hall leading into the dining room, which doubles as an inner reception hall and provides direct access to the majority of the ground floor accommodation and which has a woodburner stove and wood grain laminate flooring. The kitchen has recently been refitted with laminate flooring, and a new range of fitted worksurfaces and units with space for built in refrigerator and dishwasher, there are double doors leading into the larger of the two conservatories which doubles as a breakfast area from which there are beautiful views out across the attractive garden to the rear.

Also opening off the kitchen is the good sized utility room which again has direct access into the garden and an excellent range of storage units. There is a ground floor bathroom with panelled bath with shower over, wc and wash handbasin.

There is a useful second conservatory area opening off the inner hallway/office space and leading off this are three bedrooms, the main bedroom with fitted wardrobe accommodation. The house in general has extremely good storage space.

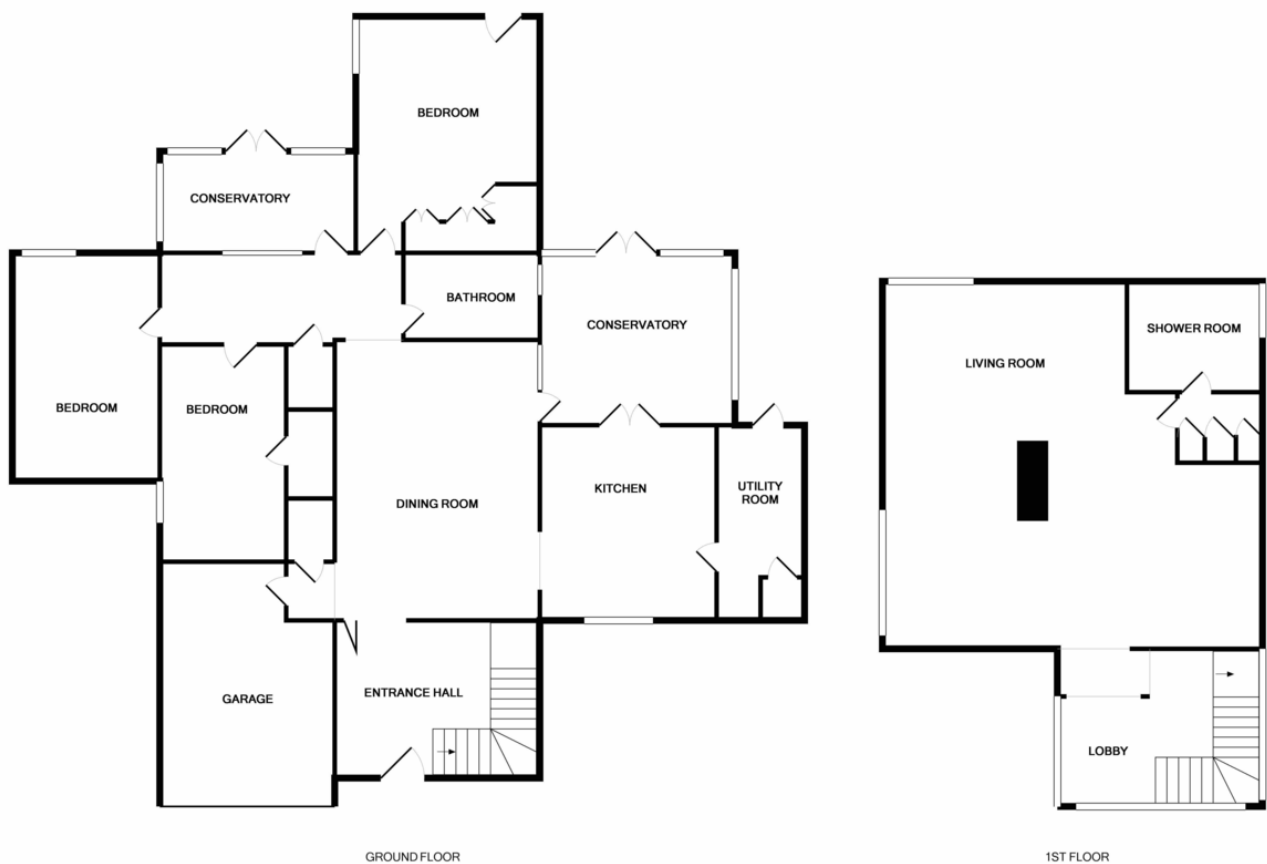
A winding staircase leads to the first floor landing enclosed by glass balustrading and with stunning views out through the glazed upper storey of the reception hall across beautiful open countryside and Stour Valley views in the distance.

The whole of the first floor is laid out as a spacious flexible living room with a central double sided woodburner stove and large picture windows giving views out across surrounding countryside and the garden. To one corner is a large storage area and shower room and it would be a simple matter to create a master suite in part of this space, if required (subject to the necessary consents).

The house has the benefit of cavity insulation and photo-voltaic panels to the roof.



Stunning individual detached house of character, situated on high ground with lovely views in attractive 1/4 acre gardens



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Reception hall/atrium

11' 7" x 11' 2" (3.53m x 3.4m)

Dining room

18' 1" x 11' 6" (5.51m x 3.51m)

Kitchen

11' 6" x 11' 6" (3.51m x 3.51m)

Utility room

12' 1" x 5' 7" (3.68m x 1.7m)

Conservatory/garden room

13' 9" x 13' 9" (4.19m x 4.19m)

Inner hall/study area

14' 11" x 6' 4" (4.55m x 1.93m)

Bathroom

8' 4" x 5' 5" (2.54m x 1.65m)

Bedroom one

14' 10" x 11' 6" (4.52m x 3.51m)

Bedroom two

13' 9" x 8' 4" (4.19m x 2.54m)

Bedroom three

11' 6" x 8' 10" (3.51m x 2.69m)

Second conservatory

11' 10" x 7' 10" (3.61m x 2.39m)

Landing

8' 8" x 4' 4" (2.64m x 1.32m)

Open plan living area

24' x 24' (7.32m x 7.32m)

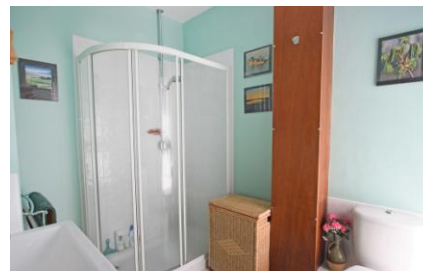
Shower room

8' 5" x 6' 2" (2.57m x 1.88m)



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The outside

Maytree House is set well back from the quiet lane with a block paved driveway with a lawned front garden (partly reinforced for parking) with an interesting selection of trees and shrubs.

The garden extends to a quarter of an acre and is very private enclosed by hedging with a selection of shrubs and trees and herbaceous plants.

Adjoining the house is a paved and shingled area with a log storage area. At the bottom of the garden is a pergola clad with a white wisteria and a decked seating area overlooking a small pond. There is a small summerhouse located in the garden.

Where?

Newmans Green is a hamlet between Sudbury and Long Melford. The village of Acton provides a range of amenities including primary school, public house and convenience store. The market town of Sudbury offers a wider range of amenities including branch rail link to London Liverpool Street station. Long Melford remains a popular village with an interesting range of shops, restaurants, etc.

Important information

Council Tax Band - E

Services - We understand that mains water, electricity are connected. Private drainage.

Photo-voltaic panels to roof.

Tenure - Freehold

EPC - C

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Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327 000.



Directions

From Sudbury proceed out along the Melford Road and at the roundabout take the Melford bypass A134, at the top of the hill turn right at the first crossroads into Mills Lane, proceed down Mills Lane and the property will be found on the left hand side. Ref: 14689/SAT/ss

To find out more or book a viewing

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Particulars for Maytree House, Mills Lane, Newmans Green, Acton, Sudbury, CO10 0AD

