



The Old Rectory
Rectory Road | Newton | CO10 0RA











STEP INSIDE

The Old Rectory

Welcome to The Old Rectory, a stunning Grade II Listed former rectory located in the picturesque village of Newton, Suffolk. This historic property, believed to date back to the 16th and 17th centuries with later additions in the 18th and 19th centuries, offers elegant and light-filled accommodation throughout, encompassing beautiful features including open fireplaces and high ceilings.

Situated on over 5 acres of beautiful gardens and grounds, The Old Rectory provides a tranquil and private setting. The property features a range of outbuildings that have the potential to be converted into additional living spaces, subject to the necessary consents.

As you enter the property, you are greeted by a grand entrance hall that leads to a series of beautifully proportioned rooms. The drawing room and dining room, both with impressive full height bay windows overlooking the gardens, offer a sense of elegance and charm. A study, sitting room, and cloakroom complete the front aspect, providing ample space for a large family. The kitchen/breakfast room, utility room, and snug are conveniently located off an inner hall, creating a functional and cozy living space. Additionally, there are two cellars, one serving as a substantial wine store and the other as an ideal storage space.

The first floor is accessed via two staircases and comprises a spacious principal bedroom with a substantial en-suite bathroom and dressing room, three double bedrooms, and an en-suite bedroom, a separate WC, and a family bathroom. The second floor offers further versatility with another bathroom and four additional rooms, perfect for additional bedrooms, a playroom, office space, or guest accommodation.

The property is approached via a long, tree-lined circular driveway that leads to ample parking space in front of the house. There is a double garage with attached stores, as well as a courtyard and a range of larger outbuildings including a stable complex and an open-sided barn. There are three separate meadows which surround the property and could be utilised as paddocks for grazing animals. The formal gardens, with their sprawling lawns, pathways, and flower beds bursting with colour, are bordered by mature hedging and trees. The gardens also feature a heated swimming pool, a pool house, and a tennis court.



LOCATION

The Old Rectory

Situated in the picturesque village of Newton, near Sudbury, this charming locale offers a tranquil escape in the heart of the Suffolk countryside. Nestled along Rectory Road, a quiet country lane, Newton is just a short distance from the village centre, where residents can enjoy the amenities of a local pub and a golf course.

The nearby market town of Sudbury, located on the banks of the River Stour, is part of the Stour Valley and Dedham Vale Area of Outstanding Natural Beauty (AONB). Known for its scenic landscapes, quaint villages, and historic charm, this area of Suffolk is a haven for nature enthusiasts and history buffs alike.

Within easy reach, residents can explore the market towns of Sudbury and Bury St Edmunds, both offering branch line rail services for convenient travel. Additionally, the medieval village of Lavenham and the vibrant town of Hadleigh provide a range of shopping and leisure options for residents to enjoy.

For those seeking outdoor pursuits, the region offers a wealth of sporting and leisure activities, including golf courses, water sports on the river, and picturesque walking and riding trails. Nature lovers can indulge in birdwatching in the idyllic surroundings of the Suffolk countryside.

With excellent schools in the vicinity, both private and state, Newton provides a peaceful and family-friendly environment for residents to call home. Convenient access to the A12 and Colchester, with a mainline rail service to London, ensures connectivity to urban amenities while preserving the rural charm of the area.

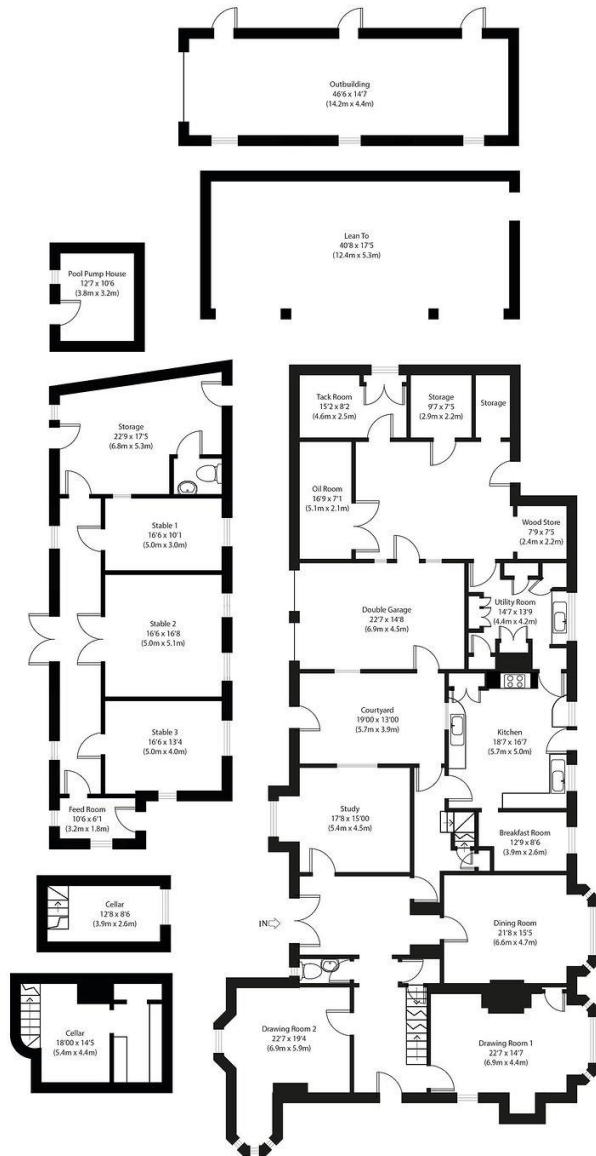
Experience the beauty and tranquillity of Newton, where country living meets modern convenience in a truly enchanting setting.

Local Authority: Babergh District Council.

Services: Oil-fired central heating. Mains water, drainage and electricity.

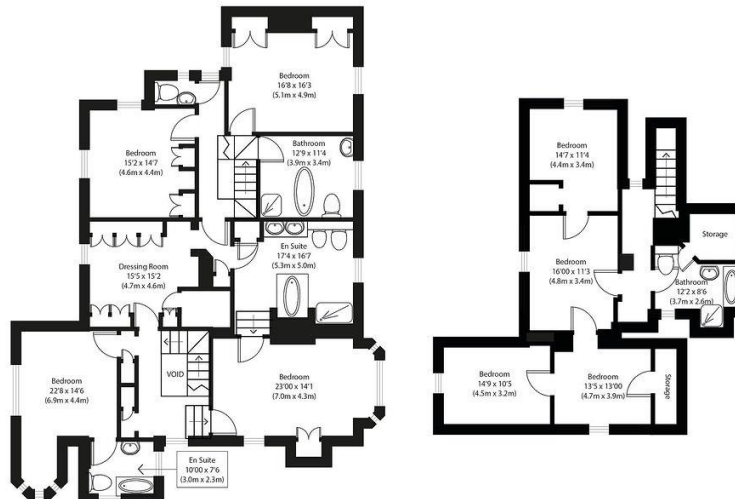
Council Tax: Band G.

Tenure: Freehold



Approximate Gross Internal Area
 Main House 6760 sq ft (628 sq m)
 Outbuildings 2930 sq ft (272 sq m)
 Total 9690 sq ft (900 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.aphoto.co.uk



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd.







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