



BYWAYS

Capel St Mary | Suffolk



Chapman Stickels





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A SUBSTANTIAL CHALET BUNGALOW OFFERING EXTENSIVE AND VERSATILE LIVING ACCOMMODATION TOGETHER WITH GARDENS AND GROUNDS WHICH EXTEND TO SOME 2 ACRES

Capel St Mary - 1.2 miles / East Bergholt - 2 miles / Ipswich - 6 miles
Mannintree Station - 7 miles / Colchester - 8 miles
(London Liverpool Street station from 60 & 55 minutes respectively)

Main House

- Principal entrance hall • Sitting room • Kitchen / Dining room (with pantry) •
 - Snug (dining room) • Study / Ground floor bedroom •
- Ground floor shower room • Central hall • Landing • Three double bedrooms •
 - Family bathroom • Single storey utility room (linked to annex) •

Annex

- Inner hall • Sitting room • Kitchen / Breakfast room • Lobby •
- Ground floor bedroom • Wet room • Main first-floor double bedroom suite (with seating area, dressing room, ensuite bathroom & rear Juliet balcony) •

Outside

- Landscaped front gardens • Extensive parking area • Timber outbuildings •
- South-west facing gardens with rear terraces • Lawns • Central oak copse •
 - Rear meadow •

- In all, circa 2 acres •



The Property

Positioned along a minor country lane, Byways occupies a secluded and private 'standalone' rural setting which has much appeal.

Covering some 3,285sq.ft the accommodation is notably extensive, which essentially consists of two chalet properties linked together by a single storey entrance hall / utility room. As such, the property could not be better placed for multi-generational living.

Moreover, to facilitate its versatile use, the existing owners have significantly improved and modified the property – both internally and externally.

The main house (east) provides its own independent entrance hall, with engineered oak flooring extending into three reception rooms, where the principal sitting room provides a fireplace with a new wood burner.

The impressive open plan dining room (with pantry) and fitted kitchen creates a modern and functional space, featuring solid granite worksurfaces, matching base and eye level units with integral appliances which includes Rangemaster cooker and Neff dishwasher. The remaining principal ground floor is an inner hall and a ground floor shower room.

Via a front landing, the principal first floor provides three double bedrooms, which are all served by a modernised family bathroom.

The central single storey utility room provides ample storage facilities and worksurfaces, plumbing for stand-alone washing machine and tumble dryer, with an additional door to the rear garden.

The attached, West 'wing' or annex provides a full width sitting room with wood burner to one corner, and double doors windows to the rear garden. The adjacent kitchen is comprehensively fitted on three walls, providing worksurfaces, ample storage facilities and further Neff appliances.

A generously sized ground floor double bedroom provides built-in wardrobes to one wall and a modernised ensuite wet room.

The entire first floor to the annex includes the main bedroom suite which has been adapted, reconfigured, and extended by the current owners. This impressive suite provides a welcoming and spacious seating area, with separate dressing room and a stylishly fitted ensuite bathroom. The bedroom is to the rear, which takes full advantage of the panoramic views over the main gardens via the Juliet balcony.

Outside, the chalet is set well back in its elevated plot, where the property is approached over a sweeping gravel driveway via electronic front gates. The adjacent landscaped front garden chiefly consists of a raised circular lawn with central willow tree.

The driveway widens to the northern side, providing extensive parking areas, with a further gate which leads to the rear, and which also offers further gravelled parking areas with outbuildings.





Byways, Pound Lane, Capel St Mary, Suffolk, IP9 2JB

Approximate Floor Area

Main House - 3284 sq. ft / 305.15 sq. m

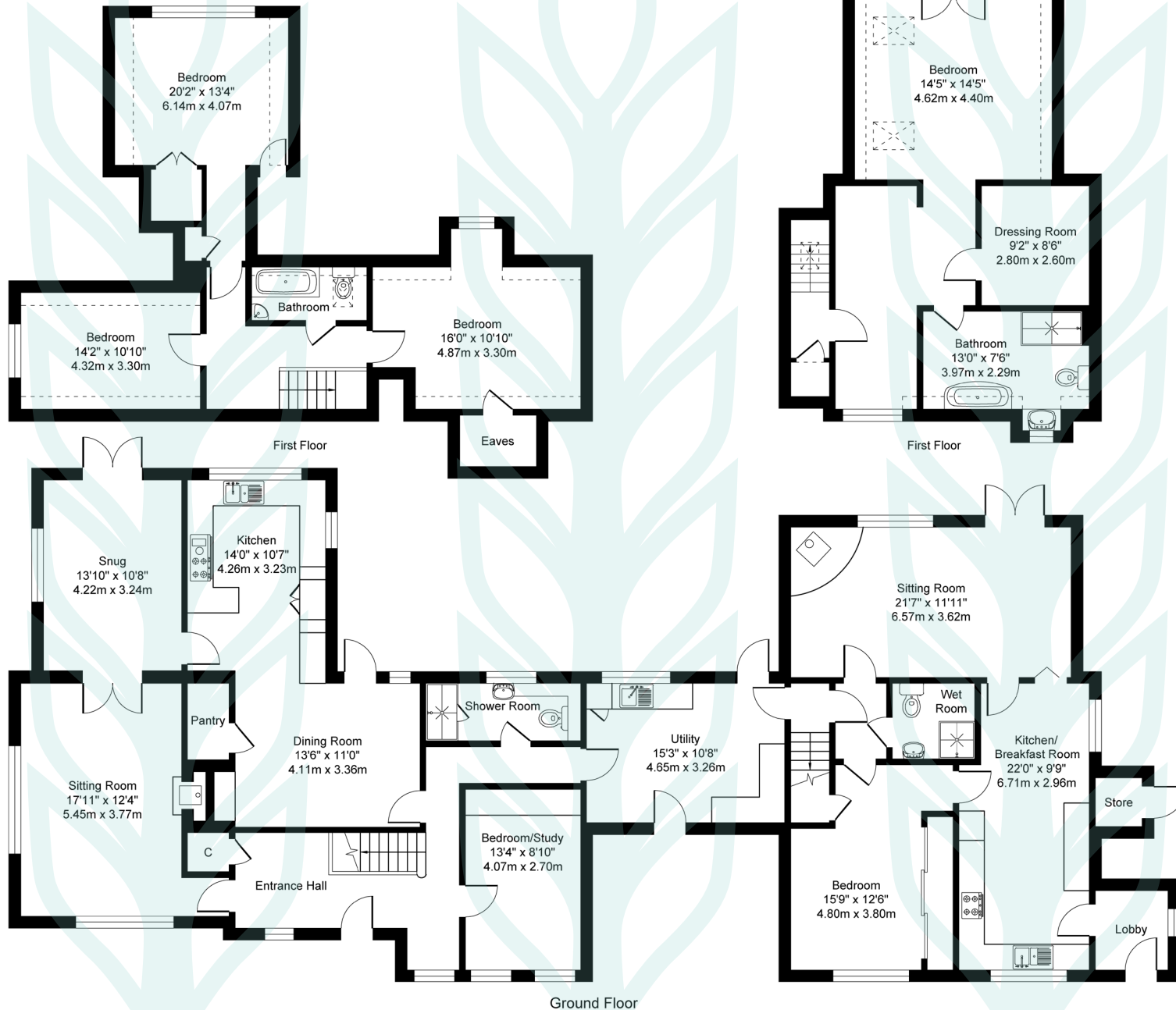


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The main garden and grounds are chiefly beyond (south-west), consisting of a rear patio which is equally divided into two sections, as well as a lawned area immediate beyond which is defined by hedging.

A five-bar gate leads onto an expanse of lawn, with a central natural swimming pond that provides an attractive focal point. The lawn continues into a central wooded area of mainly oak trees, with a meadow towards the far south-western boundary. In all, circa 2 acres.

Services

Mains water and electricity are connected. Oil-fired heating via two installed external Grant Boilers, and a modern bunded oil tank. Superfast broadband. Private drainage via a Marsh Plant system (8-person capacity, installed 2023). Bore hole water extraction (with filtration system) which feeds the natural swimming pond, but could if required be connected to the main property to provide independent mains water. Electric underfloor heating to the main kitchen / dining room. Further underfloor heating ('wet' system) to the entire ground floor of the annex.

Location

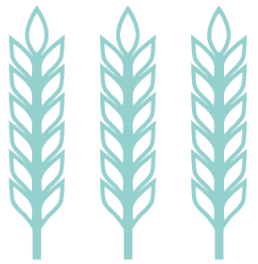
Positioned some 1.2 miles to the south of the village centre, Capel St Mary provides a good range of everyday shopping needs as well as recreational and educational facilities, as does neighbouring East Bergholt. The larger towns of Ipswich and Colchester are 6 and 8 miles away respectively, and have a wide range of facilities, including direct rail links to London Liverpool Street station. The combination of straightforward road and rail access (the eastbound A12 is 0.2 miles to the south) together with the property's rural setting in the Dedham Vale, makes Byways a desirable property.

EPC Rating

Current D (65). Potential C (74).

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Main - Band D (2026)
Annex - Band A (2026)



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