



DAVID
BURR

Newton Road,
Sudbury, Suffolk



Chelsea Lodge, Newton Road, Sudbury, Suffolk, CO10 2RL

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.

This beautiful five bedroom double fronted brick and flint Georgian house enjoys an elevated position within private grounds amounting to circa **0.27 acres**. Built into the hillside Chelsea Lodges accommodation stretched across three floors with wonderfully light and spacious accommodation that is to be expected from a property of this era with large sash windows, big square rooms and generous ceiling height.

A wonderful family home close to meadow walks and town amenities

The House

As expected from a Georgian period home this charming brick and flint-built family home enjoys generous square rooms with good ceiling height with plenty of natural light from the large sash windows. To the ground floor is a central entrance hall with staircase leading to first floor with reception rooms off either side. The first being a more formal dining room with soft redbrick fireplace with moulded oak surround and bespoke fitted shelving and cupboards to either alcove. The second reception room is a welcoming sitting room again a homely fireplace with stone moulded surround and open fire with study area beyond. Neighbouring the dining room is a very well-equipped shaker style kitchen breakfast room with space for a large dining table with door onto a utility/boot room then leading on to a side garden where you will find a range of useful stores and access to the front. To the back of the ground floor is a three-piece shower room off a rear hall with staircase leading to the rear garden.

To the first floor are four generous bedrooms notably two much larger double bedrooms sit towards the front of the property, both double aspect with fitted wardrobes serviced by a family bathroom and separate cloakroom. In addition to the bedroom accommodation on the first floor there is a further reception room inset log burner that is ideally located at the back of the house with French

doors leading onto the rear garden. To the second floor is a further fifth double bedroom that comes off a rear study/dressing room that enjoys elevated views over the rear garden

Outside

Set back from Newton Road steps with wrought iron fencing and hand rail brings you to the front door with side access leading onto the side boot room. The properties grounds are one of the properties most attractive features having been carefully landscaped over many years, being particularly private and a real suntrap throughout the day. **In total circa 0.27 acres.** To the immediate rear of the house is a large terrace seating area and neighbouring Victorian green house with power, this is a great space for entertaining with wonderful views over the garden. beyond here is a large expanse of lawn with large hedge to the front boundary providing great privacy with central octogen summerhouse with power and lighting. Beyond this are further terrace seating areas and footpath the meander to the back of the garden passing well stocked borders offering seasonal colour as well as a pond attracting a range of wildlife. In addition to the summerhouse are a range of useful storage sheds. To the side of the garden is a large hardstanding that provides ample **off road parking**.

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

AGENTS NOTE: The house does enjoy a small right of way across a neighbour drive to access the properties parking.

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

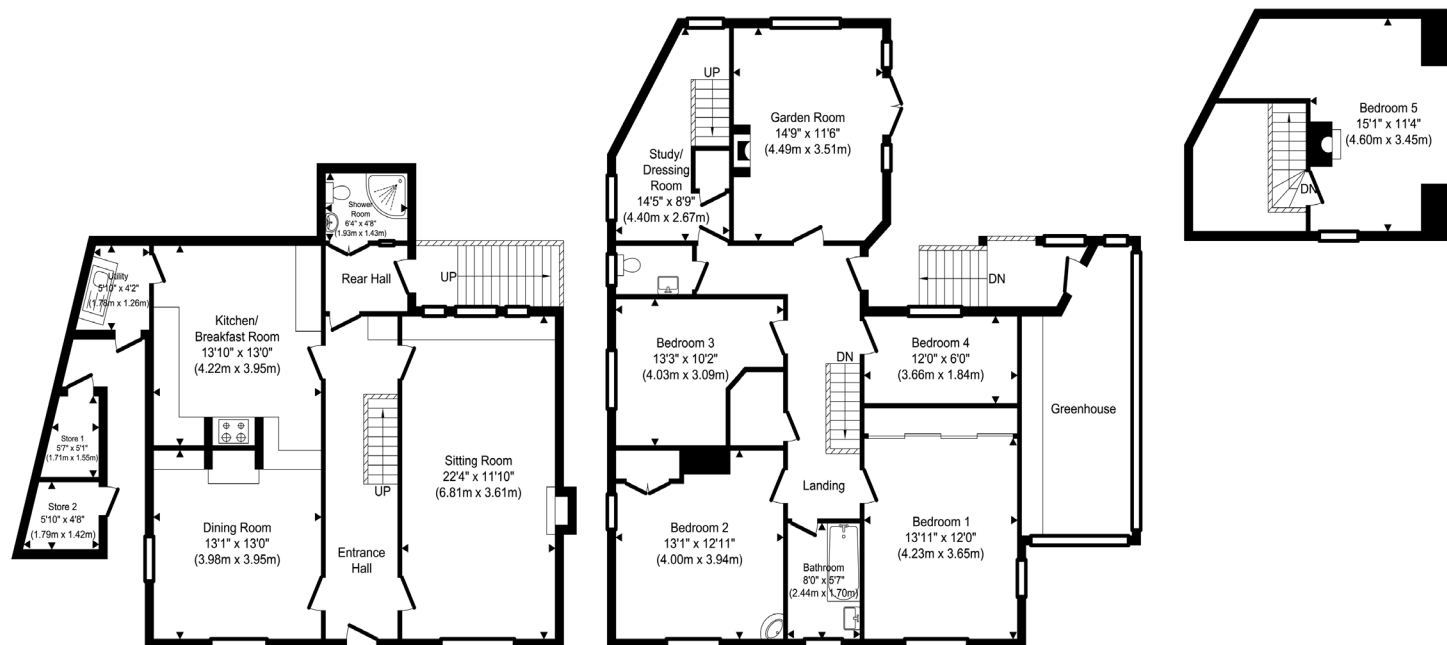
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** D

WHAT3WORDS:

VIEWING: Strictly by prior appointment only through DAVID BURR.



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TOTAL APPROX. FLOOR AREA 2361.06 SQ.FT. (219.35 SQ.M.)

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