



DAVID
BURR

Jane Walker Park
Nayland

6 Jane Walker Park, Nayland, Suffolk, CO6 4JW

Nestled within the hamlet of Wissington, in the heart of the Dedham Vale Area of Outstanding Natural Beauty (National Landscape), Jane Walker Park is approached via a private, tree-lined road.

No. 6 forms part of the Grade II listed East Anglian Sanatorium, one of the most historically significant Arts and Crafts medical buildings in East Anglia. Designed by the renowned architectural partnership of Smith and Brewer and completed in 1900, the property combines period character with a direct connection to the pioneering work of Dr. Jane Walker, who introduced modern open-air tuberculosis treatment to Britain. Occupying the former kitchen wing and stores, this individual home provides a rarely available opportunity to acquire a distinctive residence within one of the region's most notable historic settings.

Offering an internal floor area of over 2,800 sq ft, the accommodation is both substantial and highly versatile. Currently arranged as four bedrooms, it can readily accommodate a fifth bedroom if required. The layout is particularly appealing, with more than 2,100 sq ft of ground-floor accommodation, making it well suited to a variety of lifestyles and multigenerational living.

The front entrance is set within an attractive courtyard garden, incorporating a wrought-iron pergola and mature planting, creating a charming first impression.

On entering, the expansive hallway runs the full width of the property, measuring approximately 56 ft in length. It is finished with wood effect ceramic tiles to complement the striking row of exposed timberwork, which reflects the building's heritage. Four timber-framed double-glazed windows, underfloor heating and LED spotlights ensure the hall remains bright and welcoming.

The reception accommodation is both generous and highly flexible, currently arranged to provide three separate sitting rooms, each enjoying exceptional ceiling height and French doors opening onto the gardens. Across from the front door, the main central sitting room is particularly impressive with two sets of French doors opening to the rear garden, a full wall of fitted bookshelves and an electric smoke effect fireplace with a stone hearth. To the left, the lounge benefits from extensive fitted shelving whilst still feeling spacious and forms an ideal entertainment hub. To the right, a snug provides a more intimate sitting space.

The kitchen is a generously proportioned and sociable space, fitted with a peninsula unit and finished with tiled flooring. The room enjoys a dual aspect to the front and side elevations and opens directly to a practical utility room with adjoining cloakroom and pantry.



At this end of the hallway, a staircase rises to the first floor, where the principal bedroom suite is ideally positioned to enjoy the morning sun and benefits from a dual aspect, fitted wardrobes and an en-suite bathroom complete with a roll-top bath on claw feet.

At the other end of the hallway, two well-proportioned ground-floor double bedrooms benefit from an excellent degree of natural light and are served by a family bathroom complete with walk-in shower. The triple-aspect guest bedroom is further enhanced by having an en-suite cloakroom. A further staircase descends from the ground floor to the lower-ground floor, where two additional rooms are currently utilised as a study and double bedroom.

Externally, the property enjoys enclosed gardens together with a double garage and allocated private off-street parking for three vehicles. Residents also benefit from access to approximately 10 acres of communal grounds, including a tennis court and extensive walking routes, providing a rare opportunity to reside within a peaceful, historically and architecturally significant setting on the edge of the highly regarded Suffolk village of Nayland.

Nayland is positioned close to the Essex/Suffolk border and surrounded by beautiful countryside within the Stour Valley. The village offers a strong sense of community together with a range of everyday amenities, including a village shop, café/deli, riverside village pub, doctors, dentist, hairdresser, primary school, parish church and riverside walks. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation, while the nearby market towns of Colchester, Sudbury and Hadleigh offer a broader range of shopping, schooling, leisure and transport facilities. Fast trains (less than an hour) run to London and Norwich from Colchester Station which is less than 8 miles away.

- **Rare opportunity to acquire a distinctive home within one of the most historically significant Arts and Crafts medical buildings in East Anglia**
- **Located within the Dedham Vale Area of Outstanding Natural Beauty**
- **Substantial accommodation extending to in excess of approximately 2,800 sq ft**
- **Flexible layout suitable for use as either four or five bedrooms.**
- **Strong emphasis on ground-floor living, with generous and adaptable reception accommodation and ground floor bathroom**
- **Three separate reception rooms, offering potential for sitting, dining, library or family spaces**
- **Principal bedroom suite with dual aspect, fitted wardrobes and en-suite bathroom.**
- **Enclosed gardens, double garage and private off-street parking for three vehicles.**
- **Access to approximately 10 acres of communal grounds, including tennis court and walking routes.**



Nayland is one of Suffolk's most attractive and well-regarded villages, positioned close to the Essex/Suffolk border and surrounded by beautiful countryside within the Stour Valley.

The village offers a strong sense of community together with a range of everyday amenities, including a village shop, public houses/restaurants, primary school, parish church and riverside walks.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation, while the nearby market towns of Colchester, Sudbury and Hadleigh offer a broader range of shopping, schooling, leisure and transport facilities.



AGENTS NOTE: There is a £150pcm towards the maintenance of grounds and tennis court. Covenants exist regarding frequency of exterior maintenance to be carried out at vendors expense.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING:

WHAT3WORDS: unafraid.wreck.tinned

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

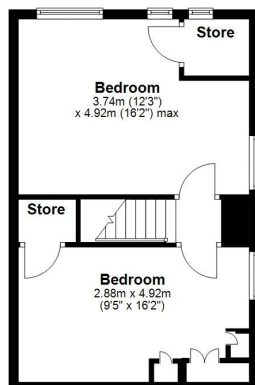
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



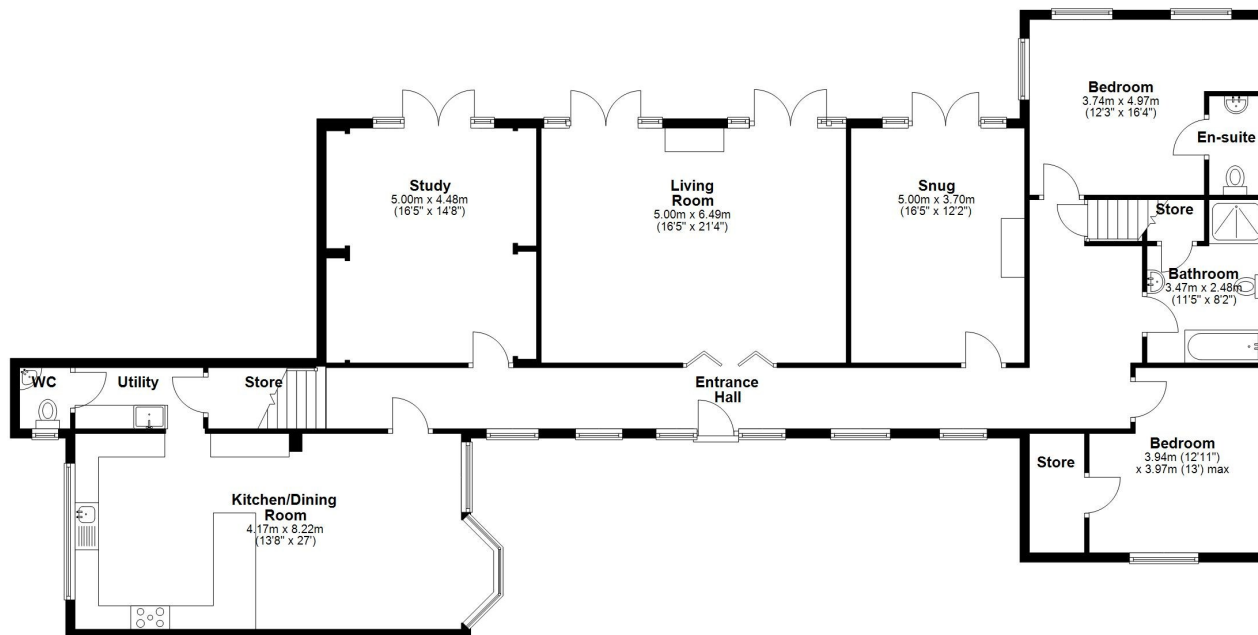
Lower Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



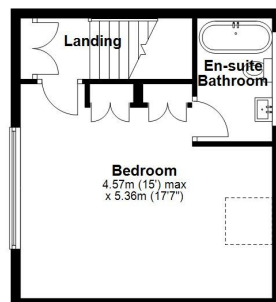
Ground Floor

Approx. 197.0 sq. metres (2120.3 sq. feet)



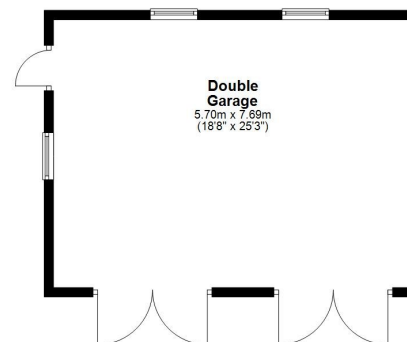
First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Outbuilding

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 310.8 sq. metres (3345.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Jane Walker Park, Nayland

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