





Church Road, Belchamp Walter, Sudbury, CO10 7AT

william h brown

welcome to

Church Road, Belchamp Walter, Sudbury

Situated in a beautiful position surrounded by stunning countryside is this detached character cottage that has been masterfully renovated by the current owner to offer extremely well presented accommodation brimming with features that is enhanced with a detached cart lodge with studio space above.

Lounge
Casement windows to front and side aspects. Large brick inglenook fireplace with inset wood burner. Exposed timbers and brick flooring.

Kitchen / Breakfast Room
Leaded window to front aspect. Fitted shaker style kitchen with a range of matching wall and base units over areas of oak work surface. Ceramic sink with mixer tap and one and a half bowl. Integral oven with hob and hood over. Exposed timbers, Suffolk white brick flooring. Space for appliances.

Rear Hall / Study
Windows to rear and side aspects. Storage heater. Door to rear aspect and door leading to:-

Cloakroom / Utility Room
Fitted with modern shaker style wall and base units. Space for washing machine. Butler sink set into oak worktop. Low level WC, heated towel rail.

Bedroom One
Measured at waist height. Feature leaded window to side aspect with views over the garden. Double built in wardrobes. Exposed timbers. Opening onto:-

Inner Landing
Exposed timbers. Doors leading to bedroom two and bathroom.

Bedroom Two
Measured at waist height. Arched leaded window. Exposed timbers.

Bathroom
Exposed timbers and chimney stack. Suite comprising low level WC, vanity wash hand basin and bath. Airing cupboard.

Exterior
A shingled driveway provides ample off road parking and leads to a detached garage and cartlodge/gate leading to main garden. The main garden is predominantly laid to lawn with well established beds, trees, hedgerow and a brick paved patio area.

Cartlodge
Power and light connected.

Garage
Double doors. Power and light connected. Stairs leading to:-

Studio
Restricted head height. Velux window. Window to rear aspect. Eaves storage.

Agent's Note
The property is grade II listed and has a private drainage system. The vendor has advised that the Ridge to the thatch was done in August 2024
What3Words ///mashing.funnels.drifters





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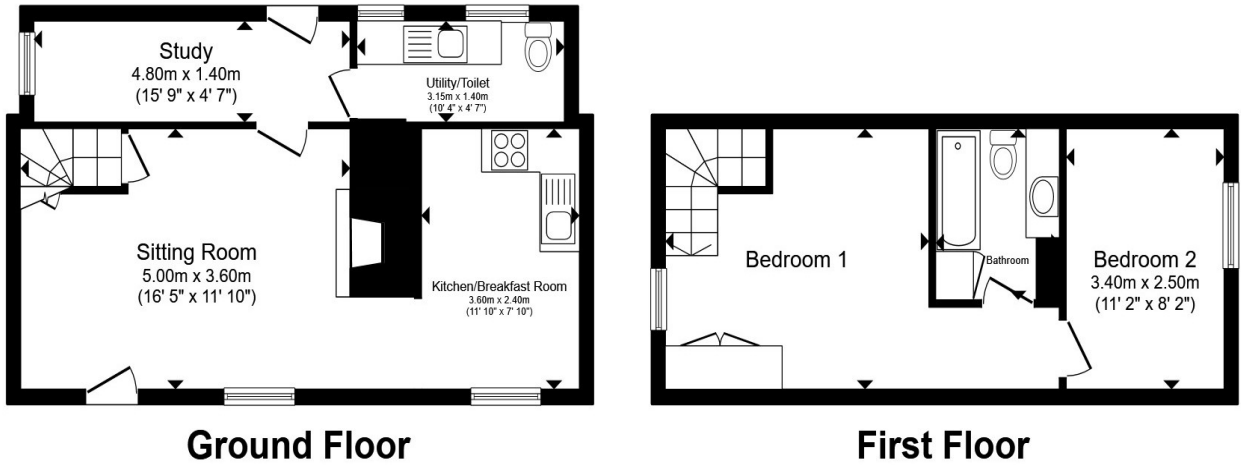
Church Road, Belchamp Walter, Sudbury

- Two bedrooms
- Grade II listed
- Detached character cottage
- Oak cart lodge and garage with a studio above and ample off road parking
- Extremely well presented and brimming with character

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

offers in excess of

£375,000



Total floor area 73.1 m² (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111259 - 0005

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william h brown

01787 379372

Sudbury@williamhbrown.co.uk

23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.