

THE RISING SUN

Sudbury | Suffolk

Chapman Stickels

THE RISING SUN, 7 PLOUGH LANE SUDBURY, SUFFOLK CO10 2AU

Sudbury Station - 0.6 miles

Halstead - 8 miles

Colchester - 14 miles

• Entrance hall & inner hall • Living room • Dining room •
• Kitchen / breakfast room • Conservatory • Study • Utility room •
• Cellar • Shower room • Landing • Three double bedrooms (with one ensuite) •
• Family bathroom • Second floor landing • Further double bedroom •
• Snug / storeroom • Two separate, south-facing rear gardens • Off-road parking •
• Detached double garage • Outbuildings • In all, 0.21 acres •

SET IN 0.21 ACRES - A SUBSTANTIAL PERIOD TOWNHOUSE COVERING SOME 2,860SQ.FT OF THREE-STOREY ACCOMMODATION TOGETHER WITH A PRIVATE GARDENS, ORCHARD / MEADOW, OFF-ROAD PARKING, AND A DETACHED DOUBLE GARAGE







The Property

Discreetly located in the town centre, 7 Plough Lane forms part of Sudbury's historic hub. This attractive three-storey former public house has much period charm, yet the property is fortuitously not listed.

Encased in 19th century red brick with numerous sash windows, the house appears Victorian. However, internally some of the exposed oak frame is evidently much earlier.

The principal ground floor provides three / four reception rooms which are set around a welcoming front hall and inner hall that also gives access to a particularly large and useable cellar, with favourable celling height.

The principal living room once formed the public bar, with extensive pamment tiled flooring, moulded ceiling beams, and a fireplace housing a wood burner. To the opposite end of the house is the well-proportioned dining room, which leads through to the main single storey addition, which comprises a particularly spacious and comprehensively fitted AGA kitchen breakfast room, with wide French windows leading onto the garden.

Beyond an inner lobby is a conservatory / garden room which is the most recent addition, with further views and access onto the garden. The central study, which is essentially divided into two parts also gives addition views and external access. The remaining ground floor is a single storey rear addition, which consists of a utility room with shower room off.

Via a front landing, the first floor provides three double bedrooms, where bedrooms two and three are served by a modernised family bathroom with separate shower. With further exposed timber frame, bedroom one provides a spacious ensuite bathroom to the rear.

Additional stairs from the landing leads to the second floor, which provides a further forth double bedroom with an adjoining snug / storeroom.

Accessed via Straw Lane, a shared driveway leads onto a rear parking area with an adjacent detached double garage (with power). Immediately to the rear of the house is an enclosed and private garden (south east), which consists of paved area defined by established flower borders and areas of shingle. Further outbuildings include two sheds.

A key asset to 7 Plough Lane is an additional parcel of land as outlined blue on the accompanying site plan. This area comprises a secluded walled garden with areas of lawn, fruit trees, and raised flower and shrub borders.

Location
Set along a minor one-way street (Plough Lane), the property is conveniently located in the centre of Sudbury and some 0.3 miles west of the Market Square. The town provides a comprehensive range of schooling, shopping, recreational and cultural amenities. Via Marks Tey, Sudbury also offers a rail link to London's Liverpool Street station.

EPC Rating
Current E (54). Potential C (73).

Services
We understand all mains services are connected. Two gas-fired boiler and AGA. Underfloor heating to the conservatory / garden room.

Local Authority and Council Tax
Babergh with Mid Suffolk District Council
Council Band E (2026)















The Rising Sun, 7 Plough Lane, Sudbury, CO10 2AU

Approximate Floor Area

Main House - 2777 sq. ft / 258.01 sq. m

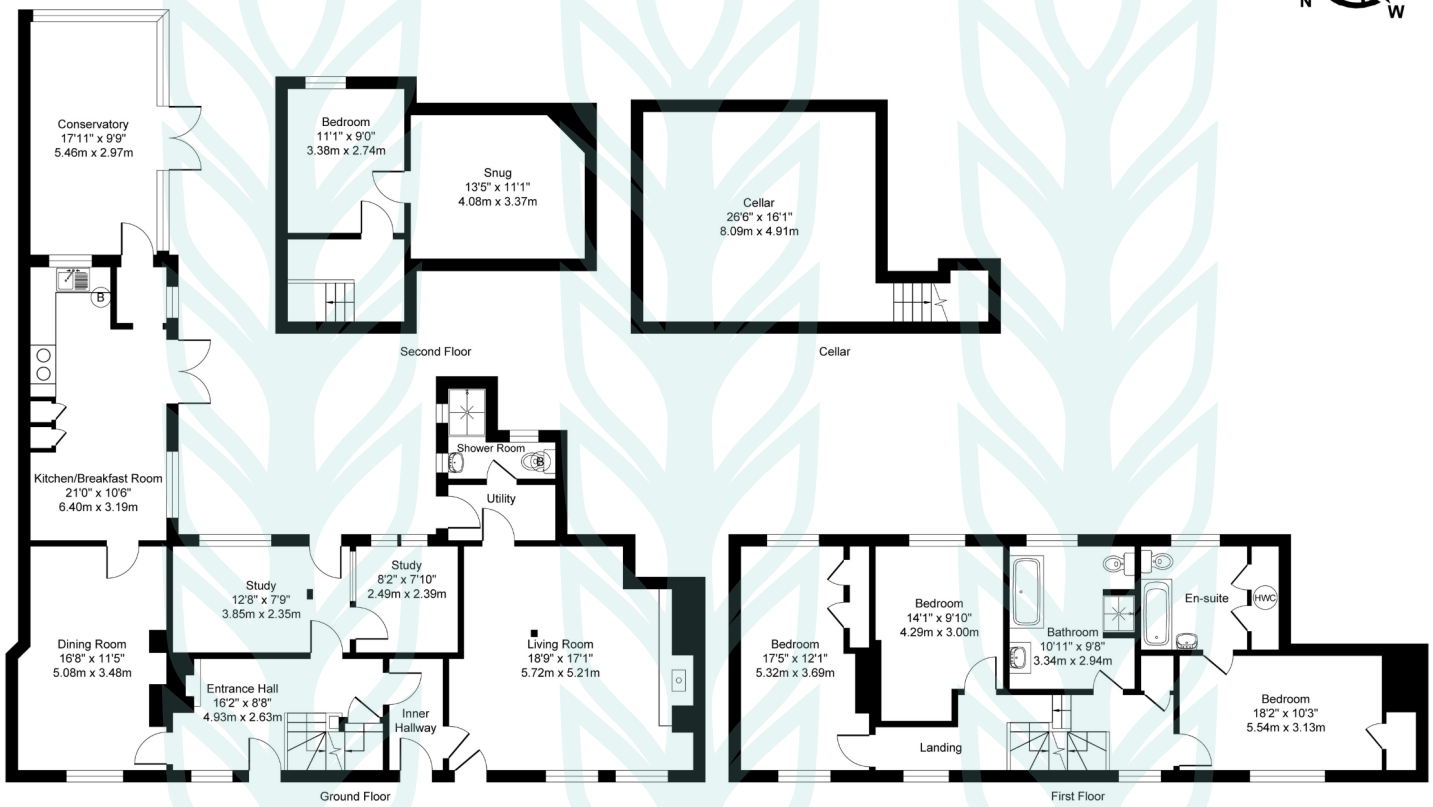


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