



NAUGHTON MILL HOUSE

Nedging Tye | Suffolk



Chapman Sticks

NAUGHTON MILL HOUSE NEDGING ROAD, NEDGING TYE SUFFOLK, IP7 7HW

Hadleigh – 7 miles

Bildeston – 2 miles

Needham market - 7 miles

- Entrance hall • Sitting room • Dining room •
- Kitchen / breakfast room • Utility room • Family room • Cloakroom •
- Four double bedrooms • Study • Four bathrooms • Off-road parking •
- Cartlodge with workshop • Set in approximately 0.5 acres (STS) •

The Property

Covering approximately 2,355 sq.ft this well-appointed detached home occupies a discreet semi-rural setting in the village of Nedging Tye. Naughton Mill House is an individually built house which has undergone recent improvements to a high standard resulting in a comfortable and stylish family home.

Approached via a gravel drive and through the front door, a welcoming reception hall provides access to the extensive ground floor accommodation offering a spacious sitting room with an attractive brick fireplace with inset Multi Fuel Burner, and French doors leading to the sun terrace outside. Adjacent is the dining room enjoying pretty views from every aspect and a fireplace with inset log burner. Further down the hall lies an impressive open plan kitchen/breakfast room which has been more recently fitted with various base and eye level units combined with solid wood worktops, a stainless-steel butler sink, and a breakfast bar. This beautiful kitchen is fully fitted with integrated appliances to include - Bosch steamer, microwave, and double oven with a Smeg hob and a fridge freezer. In addition to the electric cooker there is an attractive traditional style multi-fuel Rayburn. Beyond this room is a utility area fully fitted with useful units and worktops, and plumbing for washing machine and tumble drier is available. The comfortable accommodation continues through to the family room at the rear of the house. This room enjoys fabulous views across the rear garden and countryside beyond offering a brick fireplace and inset log burner, and French doors providing access to the rear garden. There is Air Conditioning available in the kitchen/breakfast room, family room, and bedroom 1.

On the first floor, a central landing provides access to an airing cupboard, loft space, family bathroom, four double bedrooms and a study. All the rooms benefit from stunning countryside and garden views. Three of the bedrooms offer fitted wardrobes and stylish en-suite bathrooms.

Outside, the principal garden lies to the rear of the house enjoying far reaching countryside views. The garden is predominantly laid to lawn surrounded by a border filled with various trees, shrubs and plants of interest, with a spacious sun terrace spanning the entire back of the house with a raised fishpond creating a peaceful and tranquil area to enjoy the warmer months and beautiful views. To the bottom of the rear garden there is a fully insulated summer house with power connected and currently serves as a Gym.

To the front of the house a gravel drive provides ample off-road parking, with a double bay cart lodge and workshop.

A SUBSTANTIAL DETACHED FAMILY HOUSE IN A SEMI-RURAL SETTING WITH STUNNING COUNTRYSIDE VIEWS, WITHIN 0.5 ACRES (STS)



Location

Nedging Tye is a rural hamlet located in the parish of Nedging-with-Naughton, which is a semi-rural village with numerous clusters of properties of different ages and types, with Nedging Tye being on the northern periphery of the parish. The picturesque village green of Naughton with its church and the charming Wheelhouse pub is only 0.5 miles from Naughton Mill House. The nearby village of Bildeston is located some 2 miles to the west, offering a good selection of day-to-day amenities including the excellent Bildeston Crown pub and restaurant, doctor's surgery, the village stores and post office and a further quaint pub (The Kings Head).

Services

Mains water, electricity and drainage are connected. Oil fired central heating to radiators.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E - (2026)

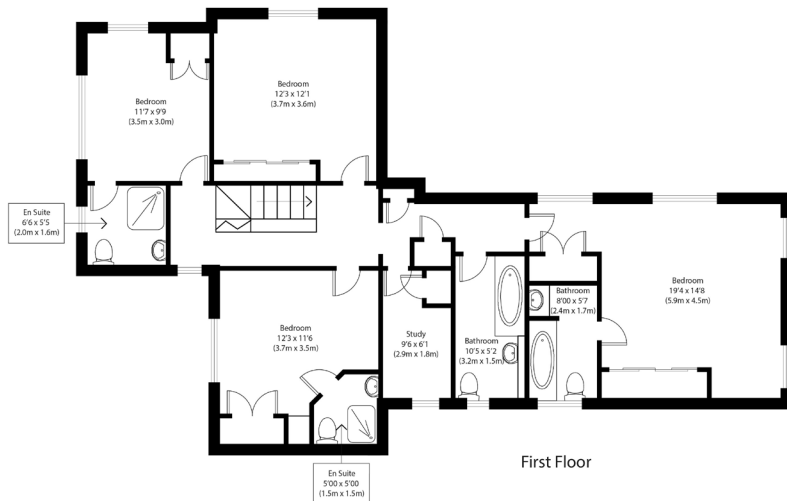
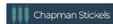
EPC Rating

Current D (55). Potential B (90).

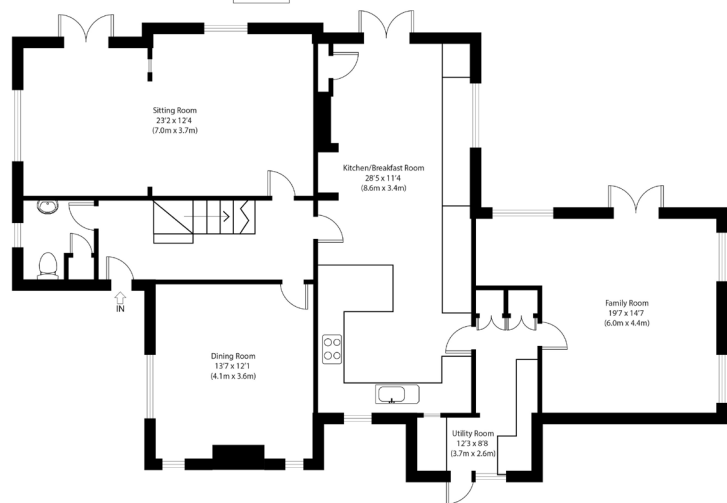


Approximate Gross Internal Area
 Main House 2355 sq ft (219 sq m)
 Outbuilding 345 sq ft (32 sq m)
 Total 2700 sq ft (251 sq m)

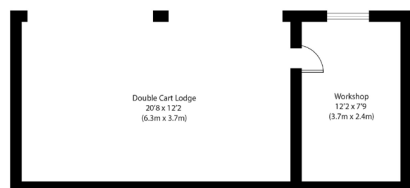
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photobaugroup.co.uk



First Floor



Ground Floor



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 Market Place,
 Hadleigh,
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 IP7 5DN

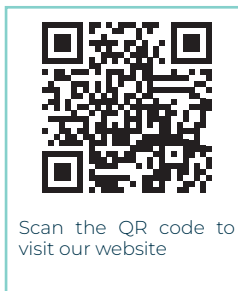
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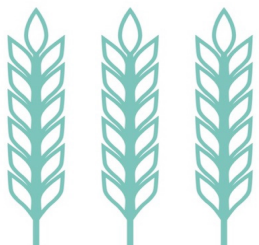
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