RPRS

CONTACT

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FOR SALE

£425,000

An extended detached four bedroom house with enclosed garden

ADDRESS

Constable House,
The Street,
Little Waldingfield,
Sudbury
CO10 0SQ

SIZE

192 m² (2,077 ft²)
Approx. gross internal floor area

KEY FEATURES

+ Four bedroom detached house
+ Village location
+ Extended property
+ Two reception rooms
+ Spacious kitchen diner
+ Master bedroom ensuite
+ Enclosed rear garden
+ Off street parking
+ Outbuilding
+ Freehold

OVERVIEW

The property is a four bedroom detached village home located in Little Waldingfield, Sudbury.

The ground floor of the property comprises an entrance reception room, internal hallway, WC, a second reception room a kitchen including an aga, and a kitchen diner, with patio doors out into the enclosed rear garden. The first floor comprises a family bathroom and four bedrooms with the master bedroom having ensuite facilities.

Externally, there is a parking space to the front of the property and a good sized and enclosed rear garden.

LOCATION

The property is situated in the picturesque village of Little Waldingfield, a highly regarded rural location nestled within the Suffolk countryside, approximately 5 miles north-east of Sudbury. The village is renowned for its attractive period properties, open countryside and peaceful setting, offering an ideal balance of rural living and accessibility.

The nearby market town of Sudbury provides an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and well-regarded schools. The surrounding area offers an abundance of scenic walking and cycling routes, with the Suffolk countryside and nearby Dedham Vale Area of Outstanding Natural Beauty providing excellent opportunities for outdoor recreation.

Transport links are convenient, with easy access to the A134 and A131 connecting to Bury St Edmunds, Colchester and the wider regional road network. Sudbury railway station provides regular services to Marks Tey, connecting with mainline services to London Liverpool Street.

Overall, Little Waldingfield combines the charm of a traditional Suffolk village with excellent access to nearby amenities and transport links, making it a highly desirable location for those seeking a peaceful countryside lifestyle.

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ACCOMMODATION

Ground	120.17 m^2	1,294 ft^2
First	72.80 m^2	784 ft^2
TOTAL	192.97 m^2	2,077 ft^2

Approx. gross internal floor area

SERVICES

We understand the property has electricity, water and drainage. We are advised the property has oil fired heating. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated E by Babergh Council. Interested parties should make their own investigations.

TENURE

Freehold

GUIDE PRICE

£425,000

VIEWING

Please contact sole selling agents:

RPRS - 0203 148 7500 - property@rprs.co.uk



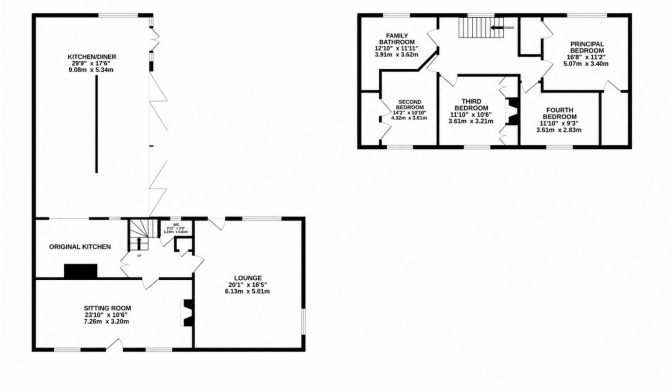
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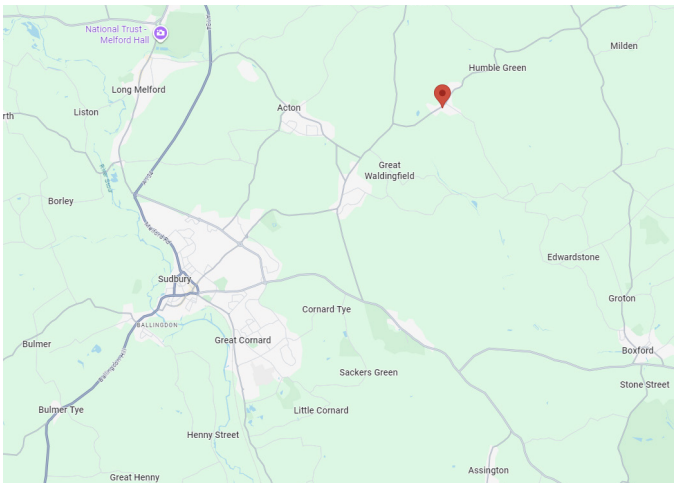
FLOOR PLANS



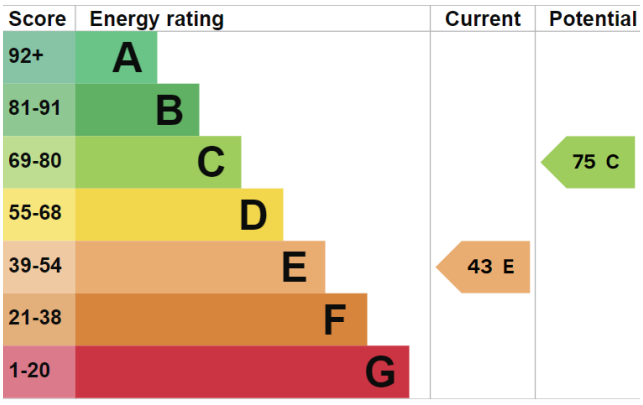








Energy Performance Certificate (EPC)
Full details available upon request.



Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: August 2026