Chamberlain Phillips
PROPERTY AGENTS



Stutton

Property Overview:

With origins believed to date back to the mid-1700s, The Old Shop is a remarkable former village post office and shop, now beautifully reimagined as an expansive and character-rich family home. Unlisted and therefore offering a rare degree of flexibility, the property has been thoughtfully renovated and enhanced by the current owners, blending period charm with modern comfort to create a home of exceptional depth, versatility and personality.

From the moment you arrive, there is an immediate sense of history. A storm porch with a solid oak front door and stained-glass inset opens into the entrance hall, where a further stained-glass door leads through to the main inner hall, complete with distinctive harlequin tiled flooring. Off the inner hall, a useful storage cupboard houses the original safe from the former shop and post office, providing a wonderful reminder of the property's past and adding yet another layer of character to this fascinating home. It is a fitting introduction to a home where original detail and considered design sit comfortably side by side.

The ground floor accommodation is both generous and wonderfully flexible. At the heart of the home is an impressive kitchen, designed as a true hub for family life, entertaining and culinary creativity. Two island units provide excellent preparation and gathering space, while the kitchen is comprehensively appointed with an inset lava stone grill, double ovens with warming drawers, wine cooler, dishwasher and recess for a fridge/freezer. It is a space equally suited to relaxed everyday living, lively family breakfasts or long evenings spent hosting friends.

From the kitchen, the accommodation flows beautifully into a series of atmospheric reception spaces. A welcoming sitting room features an inglenook fireplace with wood burning stove, while a separate snug, also with wood burner, offers a cosy retreat.

A formal dining room provides the perfect setting for special occasions, and a family room/study, again with a wood burner, creates an ideal space for home working, reading or relaxed family use. Further practical additions include a ground floor shower room, utility room, boot room and hobby/craft room.

A particularly valuable feature of The Old Shop is its self-contained ground floor annexe, which can be accessed either from the main house or independently via its own external entrance. Comprising a bedroom, kitchenette and shower room, this space has previously been used as a holiday let and offers excellent future potential. It could serve beautifully as guest accommodation, single-level living for relatives, an income-generating letting suite, or even a private workspace where clients can visit without needing to enter the main home.

Upstairs, the sense of character continues. A beautiful picture window fills the landing with natural light and frames views over the garden, while several of the bedrooms within the older part of the house retain wonderful beams and beautifully preserved original fireplaces. In total, the accommodation offers up to six double bedrooms, three en-suite facilities, a family bathroom and outstanding flexibility for multi-generational living, visiting guests or those requiring dedicated work-from-home space.

The principal suite provides a private and tranquil retreat, complete with dressing room and kitchenette. From here, doors open onto a decked balcony, creating a peaceful elevated terrace from which to enjoy the evening sun and views across the garden. This arrangement also offers scope for a further self-contained or semi-independent area.

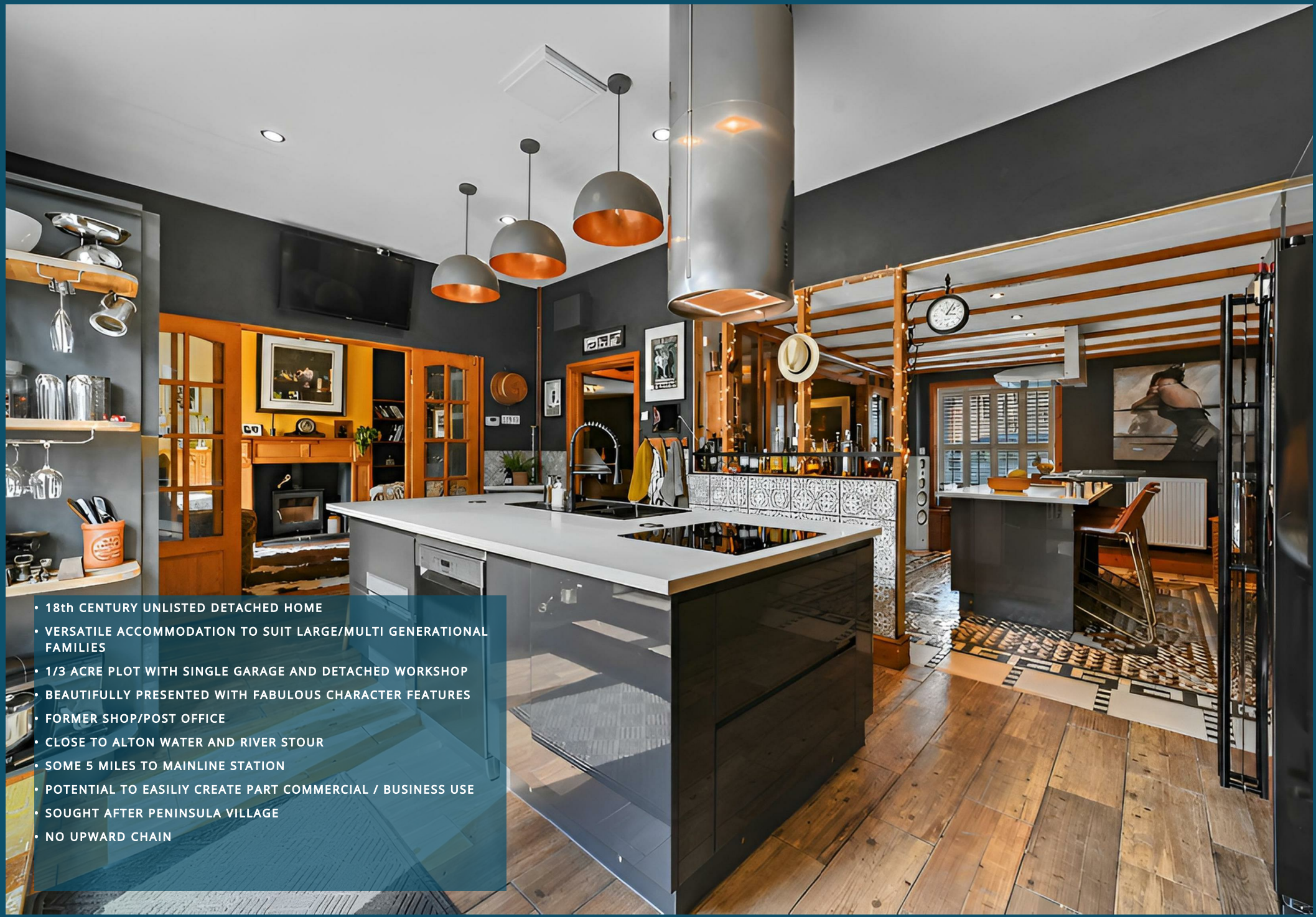
In addition, a boutique hotel-style guest suite brings a further touch of indulgence, with open-plan bathing, shower facilities, WC and double doors leading onto the first-floor balcony deck. Three further bedrooms are served by a beautifully appointed family bathroom, a particularly generous and luxurious space featuring a large roll-top bath and separate shower enclosure.

Outside, the lifestyle offering is equally impressive. A gated entrance opens onto an extensive driveway providing parking for numerous vehicles, alongside a single garage and workshop barn. The gardens have been thoughtfully arranged into a variety of zones, each with its own purpose and atmosphere.









- 18th CENTURY UNLISTED DETACHED HOME
- VERSATILE ACCOMMODATION TO SUIT LARGE/MULTI GENERATIONAL FAMILIES
- 1/3 ACRE PLOT WITH SINGLE GARAGE AND DETACHED WORKSHOP
- BEAUTIFULLY PRESENTED WITH FABULOUS CHARACTER FEATURES
- FORMER SHOP/POST OFFICE
- CLOSE TO ALTON WATER AND RIVER STOUR
- SOME 5 MILES TO MAINLINE STATION
- POTENTIAL TO EASILIY CREATE PART COMMERCIAL / BUSINESS USE
- SOUGHT AFTER PENINSULA VILLAGE
- NO UPWARD CHAIN















Immediately outside the kitchen, a pergola creates a charming spot for morning coffee, while the outdoor kitchen, complete with pizza oven and barbecue area, is ideal for relaxed summer entertaining. A particularly special detail is the use of original marble countertops from The Old Shop, discovered during excavation and thoughtfully repurposed within the garden, preserving a tangible link to the property's past.

The grounds also feature an old well and pump house, greenhouse, outside kennel and a wonderful selection of fruit trees including greengage, apple and plum. At the far end of the garden, a purpose-built boules area with tiled-roof pergola and seating provides a delightful setting for outdoor games, drinks with friends or long summer evenings.

The Old Shop is a home of rare character, scale and versatility. Rich in history yet beautifully suited to modern living, it offers space to entertain, work, welcome guests, accommodate extended family or explore ancillary income potential. A truly memorable village residence, where every corner tells a story.

Property Setting:

Stutton is a highly regarded Suffolk village, set within attractive countryside close to the banks of the River Stour and surrounded by some of the area's most picturesque rural and coastal scenery. The village offers a wonderful balance of peaceful village living and day-to-day convenience, making it especially appealing for families, commuters, walkers and those looking to enjoy a slower pace of life without feeling isolated.

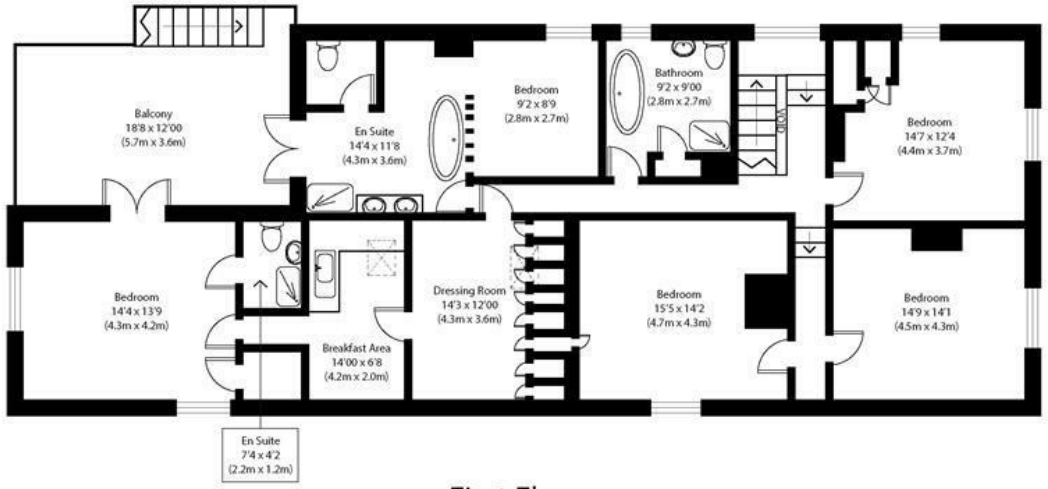
At the heart of the village is a strong sense of community, with a well-supported community shop providing everyday essentials, together with popular local public houses and village facilities. Stutton also has its own primary school, while older children are well served by nearby Holbrook Academy, a respected secondary school within easy reach.

The surrounding area is particularly appealing for those who enjoy the outdoors. Alton Water Reservoir is close by and offers a superb setting for walking, cycling, sailing, paddleboarding and family days out, while the nearby River Stour provides beautiful riverside walks, wildlife and sailing opportunities. The wider Shotley Peninsula and Dedham Vale are also easily accessible, offering a wealth of countryside, estuary and village landscapes to explore.

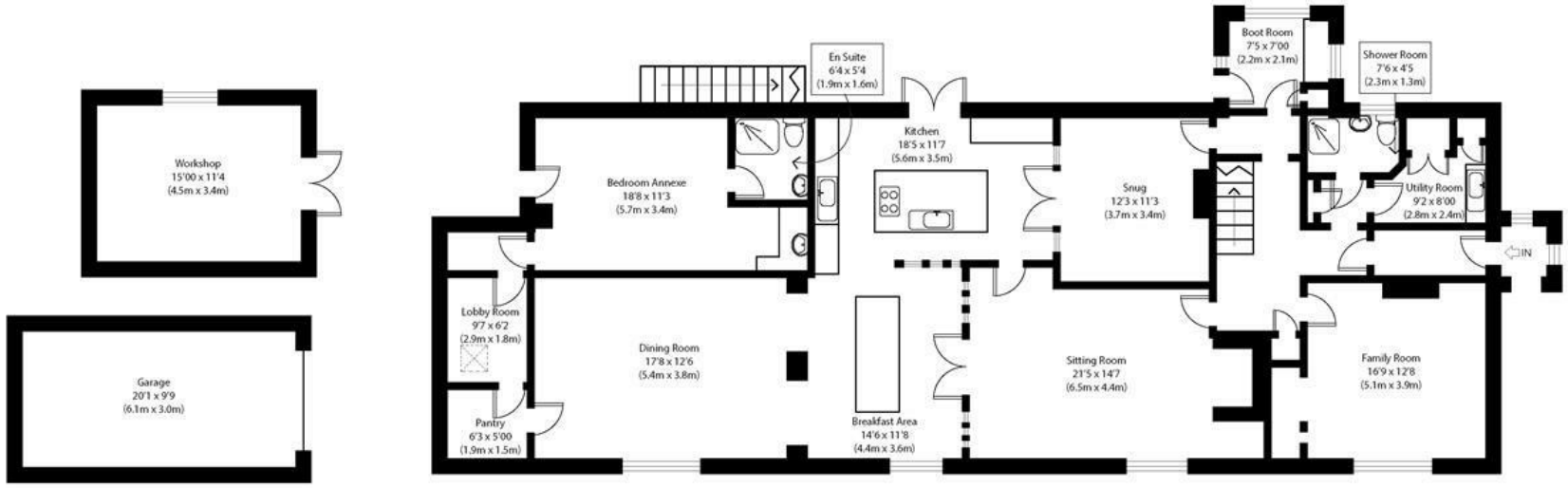
For commuters, Manningtree railway station is within convenient reach and provides direct mainline services to London Liverpool Street, making the village a practical choice for those needing access to the capital. Road links are also excellent, with the A137 providing routes towards Ipswich, Manningtree and Colchester, while the A12 is accessible for onward travel throughout East Anglia and beyond.

Approximate Gross Internal Area
Main House 3755 sq ft (349 sq m)
Outbuildings 375 sq ft (35 sq m)
Total 4130 sq ft (384 sq m)

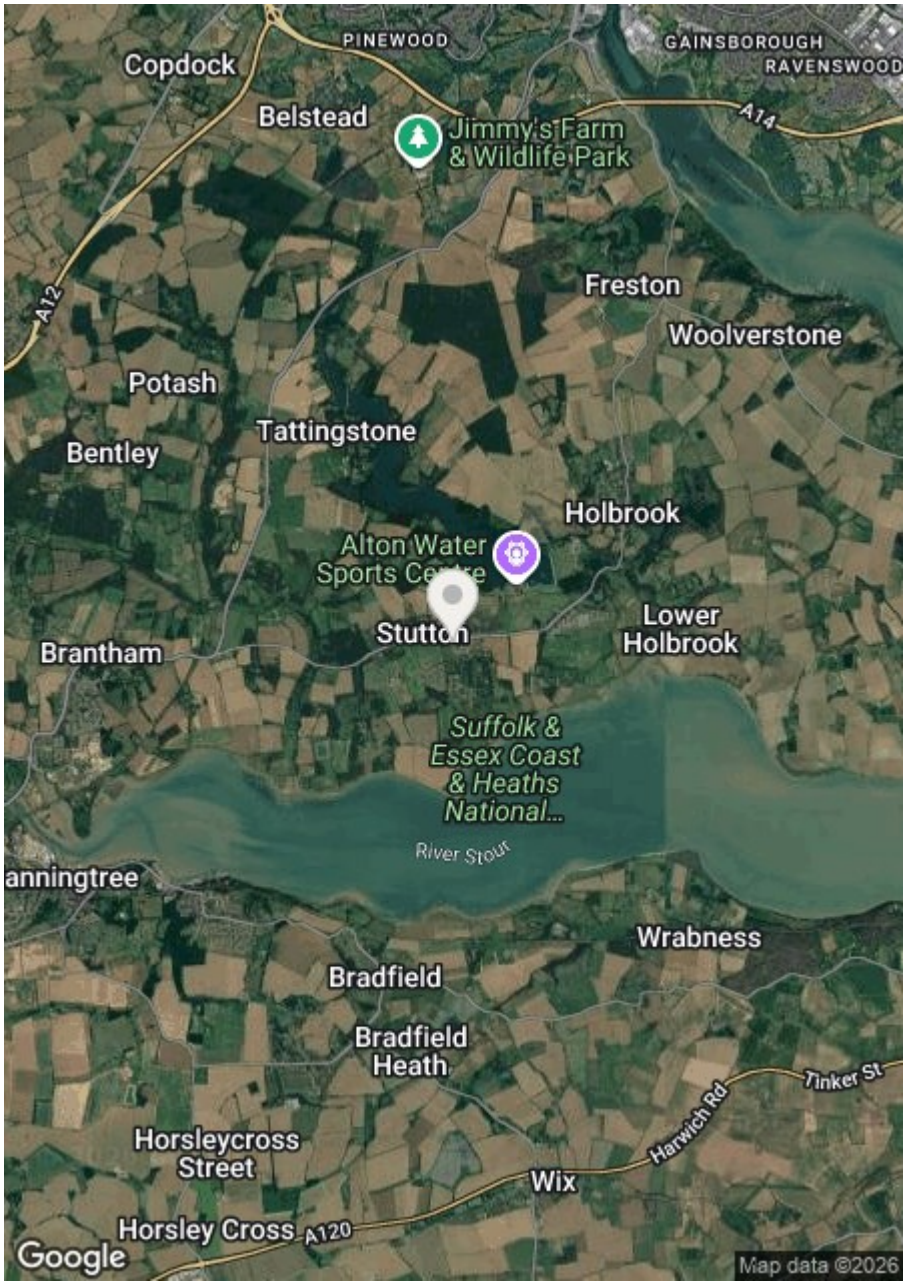
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, indepentent investigation of the property in respect of monetary valuation.
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First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



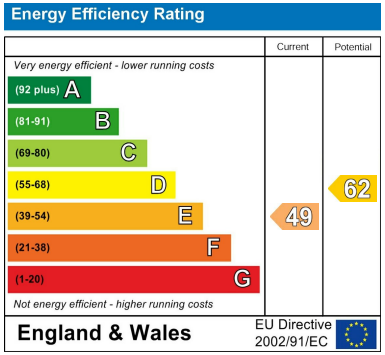
Ground Floor





Please contact our Chamberlain Phillips Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Important Information:

Tenure - Freehold
Council Tax - Band E
Services Connected - Electric/Water/Drainage
Heating - Oil boiler via radiators
Mobile - 02/Vodafone are Good - Three/EE Poor
Broadband - Superfast broadband is available

Disclaimer:
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.