



**Chestnut House,
Alpheton, Suffolk**

**DAVID
BURR**



Chestnut House, Tye Green, Alpheton, Sudbury, Suffolk, CO10 9BW

Alpheton is a rural village with Parish Church, standing about 3 miles north of the historic and well served village of Long Melford. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities there is access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London.

This spacious three double bedroom family home occupies an elevated position with beautifully landscaped grounds surrounded by rich countryside views. The current owners have upgraded the property in numerous ways cosmetically as well as the additional of solar panels, battery storage and air source heat pump, making the property particularly economical to run.

The Property

To the ground floor, you are initially greeted by an entrance hall with staircase rising to first floor, this is a central hallway with all rooms leading off including a large front to back sitting room with patio doors enjoying views over the rear garden and countryside beyond, with inset wood burner and moulded surround being incredibly pleasing on the eye. To the other side of the entrance hall is a partially open plan kitchen/dining room, again sitting from front to back enjoying views over the pretty landscaped front garden and rolling countryside to the rear. This is a well presented shaker style kitchen with stone effect worktop and is well served with neighbouring utility. Off the entrance hall there is a further study as well as a useful storage cupboard and downstairs cloakroom.

To the first floor there are three generous double bedrooms serviced by a family bathroom, with a further en-suite to the master bedroom. There is also a seating area to the landing enjoying the wonderful countryside views..

Outside

To the front of the property there is a large shingled driveway with turning area providing ample off-road parking, well stocked borders offering an array of colour throughout the seasons, leading onto the garage with electric up and over door and workshop behind. Again, the rear garden has been beautifully landscaped with borders offering a vast range of colour, central rock water feature abutting the most wonderful rolling countryside views.

To the immediate rear of the property is a brick paved terrace being of great space for entertaining and to enjoy the garden from, with a large expanse of lawn and a further large storage shed.

Agents notes

In December 2024, the owners upgraded the radiators throughout the house whilst installing air source heat pump that enjoys a 15 year guarantee along with battery storage and 20 solar panels. We have been informed by the owners that this has lead to their electric bill from last year, coming to a total of £150 covering both electric and heating.

SERVICES: Main water and drainage. Main electricity connected. Air source heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band B

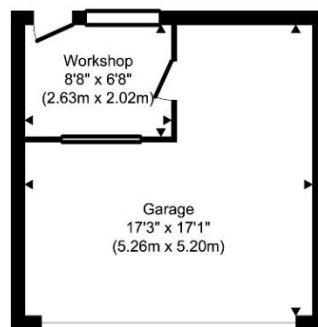
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

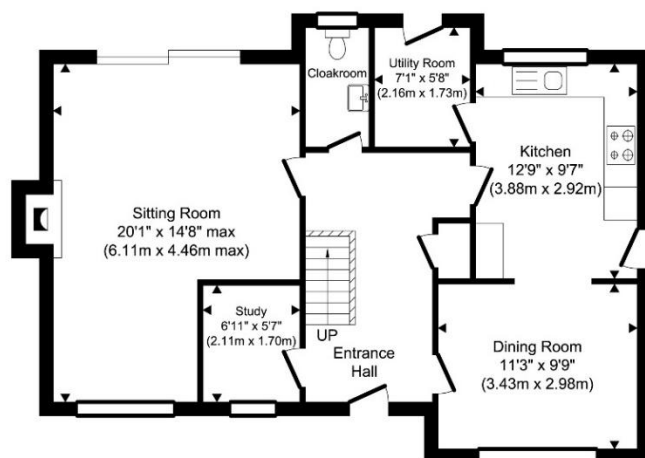
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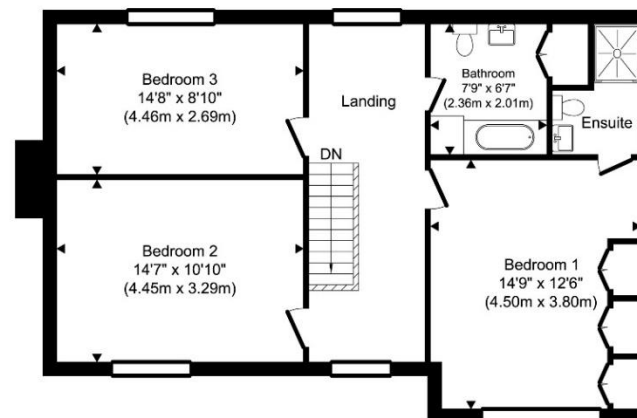
VIEWING: Strictly by prior appointment only through DAVID BURR.



Outbuilding
Approximate Floor Area
294.39 sq. ft.
(27.35 sq. m)



Ground Floor
Approximate Floor Area
753.36 sq. ft.
(69.99 sq. m)



First Floor
Approximate Floor Area
727.42 sq. ft.
(67.58 sq. m)

TOTAL APPROX. FLOOR AREA 1775.18 SQ.FT. (164.92 SQ.M.)
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