



DAVID
BURR

Kingsland Lane
Leavenheath, Suffolk

4 Kingsland Lane, Leavenheath, Suffolk, CO6 4PD

Occupying an attractive position along a quiet no through lane serving only a small collection of neighbouring homes, this four bedroom detached chalet style residence enjoys a particularly private and established setting within the highly regarded village of Leavenheath. Originally understood to have been a bungalow, the property has been thoughtfully enlarged over time with the addition of a two storey extension and further rear extension, creating a well-balanced and versatile family home. Having not been offered to the market since 1967, the property represents a rare opportunity to acquire a detached home set within generous and mature grounds.

The accommodation is arranged via a welcoming entrance hall providing access to the principal ground floor rooms. An L-shaped sitting room enjoys a pleasant outlook to the front through UPVC double glazed windows and is centred around a wood-burning stove set within a brick fireplace, forming a warm and inviting focal point. The ground floor also comprises a fitted kitchen, a separate study, and a dining room which is currently utilised as a ground floor bedroom, offering flexibility to suit a variety of needs. A cloakroom completes the ground floor accommodation. To the first floor, a central landing leads to four well proportioned double bedrooms, all served by a family bathroom.

The property offers excellent potential for modernisation and updating throughout, providing purchasers with the opportunity to enhance and personalise the accommodation to their own taste. Subject to the necessary planning permissions, there may also be scope for further extension or reconfiguration, making this an appealing prospect for those seeking to create a bespoke home in a desirable setting. Externally, the property benefits from ample off road parking, a garage with light and power connected, and mature gardens surrounding the house, featuring established planting, shrubs, and hedging which contribute to a high degree of privacy.

Attractive position along a quiet no-through lane

Highly regarded and desirable village location

Four-bedroom detached chalet-style residence

Generous and well-established plot

Not offered to market since 1967

Versatile and flexible accommodation layout

L-shaped sitting room with wood-burning stove

Ground floor study and adaptable dining/bedroom space

Four well-proportioned double bedrooms

Scope for modernisation and personalisation

Potential for further extension (subject to planning)

Ample off-road parking and garage with power

Mature, private gardens with established planting

Excellent access to countryside, amenities, and transport links



Leavenheath is a highly sought-after Suffolk village known for its attractive rural character and strong sense of community. Surrounded by open countryside and scenic walking routes, the village offers a peaceful lifestyle while remaining conveniently positioned for access to nearby market towns such as Sudbury and Colchester. Local amenities include a well-regarded public house, village hall, and parish church, with a wider range of shopping, schooling, and leisure facilities available within easy reach

The location also benefits from excellent connectivity, with mainline rail services available from nearby stations providing links to London Liverpool Street, making it a practical choice for commuters seeking a rural retreat. The surrounding area is renowned for its natural beauty, with nearby Dedham Vale Area of Outstanding Natural Beauty offering picturesque landscapes and outdoor pursuits, further enhancing the appeal of this well-positioned home.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E

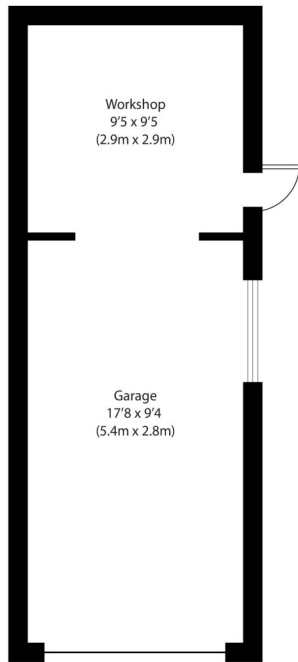
WHAT3WORDS: campsites.heavy.blip

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.




Approximate Gross Internal Area
1515 sq ft (Excluding Garage) (141 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.photohausgroup.co.uk

