

The Sett

Leavenheath, Suffolk

DAVID BURR









The Sett, Nayland Road, Leavenheath, Colchester, Suffolk, CO6 4PT

The Sett is situated in the village of Leavenheath on the edge of Constable Country, close to Nayland and Stoke by Nayland, surrounded by land designated as being of outstanding natural beauty. Arger Fen and Spouse's Vale nature reserves are to be found on the edge of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. Leavenheath has many clubs, teams, a public house and a parish church. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles by car, the golf course can be seen in the distance from the garden. The city of Colchester with its main line rail link to London Liverpool Street station is only 7 miles away, and the charming market town of Sudbury is also close by.

The Sett is tucked away at the foot of a long private driveway and is a four/five bedroom detached single storey property, set within grounds of approximately two acres, nestled adjacent to land lying within the Dedham Vale Area of Outstanding Natural Beauty. An opportunity to acquire a newly refurbished single storey residence with no immediate neighbours, completely hidden from view and set within mature, peaceful gardens. The property offers 2,900sq ft of accommodation arranged via three reception rooms with a substantial bedroom wing to rear and affording a wealth of natural light from the south facing side aspect. The property further benefits from a double car port, ample private parking, solar panels and established, well screened grounds situated in an idyllic setting with a total plot size of approximately two acres.

A substantial and newly refurbished single-storey home set at the end of a private driveway within approximately two acres of grounds. Offering four/five bedrooms, three reception rooms and around 2,750 sq ft of light-filled accommodation, this is a highly versatile property - equally well suited to family life, working from home, or multi-generational living, in an exceptionally peaceful setting.

UPVC clad security door opening to:

ENTRANCE HALL: 18' 11" x 4' 7" (5.77m x 1.42m) With picture window to rear affording views across the terrace and rolling gardens beyond. Ample recessed fitted storage units set behind sliding doors and further door to:

SITTING ROOM: 30' 8" x 13' 4" (9.4m x 4.0m) a bright well presented room enjoying a dual aspect with casement window range to side, spotlights and affording a southerly aspect with views over the established grounds. The focal point of the room is a central fireplace with marble granite hearth, wooden surround and mantle over.

SNUG/TV ROOM/ STUDY: 9' 6" x 9' 6" (2.9m x 2.9m) Window to the side.

DINING ROOM: 14' 4" x 13' 4" (4.3m x 4.0m) With casement window range to side and doors opening directly to the garden room. Enjoying a southerly side aspect and conveniently placed for the kitchen/breakfast room.

GARDEN ROOM/OFFICE: 14' 4" x 9' 2" (4.1m x 2.8m) Enjoying a glazed surround on two sides affording an outstanding aspect across the well planted gardens with french doors opening to the rear terrace.

KITCHEN/BREAKFAST ROOM: 16' 0" x 13' 5" (4.8m x 4.1m) A newly fitted kitchen complete with an extensive range of shaker style base and wall units with marbled surfaces over and tiling above. Stainless steel single sink unit with vegetable drainer to side, mixer tap over and casement window to side. The kitchen is enhanced by a substantial wooden topped breakfast table providing an ideal breakfast bar/seating area with further casement window to front, a three door Rangemaster double oven with five ring hob above, extraction over and dishwasher. Door to:

INNER HALL: 6' 0" x 5' 10" (1.8m x 1.7m) With two doors opening outside, further door to:

PANTRY: 6' 0" x 5' 4" (1.8m x 1.6m) Set on the northern elevation with fitted shelving throughout, window to side and glass viewing screen to rear.

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UTILITY ROOM: 17' 9" x 5' 8" (5.4m x 1.7m) With panel glazed sliding door to side, space and plumbing for washing machine/tumble dryer and chest freezer. Fitted with a ceramic single sink unit within a base level storage unit and range of wall units. Window to side.

GARDEN ROOM / STUDIO: 17' 9" x 11' 8" (5.4m x 3.6m) A generous and versatile space with excellent scope for use as a home studio, office or additional reception room, and offering potential for adaptation as a self-contained annexe, subject to the usual consents.

REAR HALL: Providing the central walkway through to the bedroom wing with hatch to loft and two sets of double doors opening to linen store, housing water cylinder, extensive range of fitted shelving and sensor lighting. Further double doors opening to a store room, ideally placed as a cloaks cupboard/wardrobe.

BEDROOM 1: 23' 4" x 15' 0" (7.1m x 4.5m) An outstanding principal suite affording a dual aspect with two casement windows to rear, further casement window to side and an extensive range of fitted wardrobe units.

BEDROOM 2: 15' 1" x 11' 5" (4.6m x 3.5m) Affording a southerly aspect with casement window range to side affording views across the gardens and landscape beyond. Recessed fitted wardrobe units.

BEDROOM 3: 13' 9" x 10' 4" (4.2m x 3.1m) With casement window range to side and fitted wardrobe.

BEDROOM 4: 9' 3" x 8' 9" (2.8m x 2.5m) A versatile room ideally suited as a child's bedroom offering excellent potential as an additional office/study if so required. Casement window range to side affording a southerly aspect with views across the gardens, fitted wardrobes and open fronted bookshelves.

BEDROOM 5: 8' 2" x 6' 6" (2.5m x 2.0m) With casement window range to side and door to fitted wardrobe with shelving.

FAMILY BATHROOM: 11' 5" x 8' 0" (3.5m x 2.4m) Newly fitted with ceramic WC, wash hand basin within a fitted base level unit, bath with shower attachment over and a fully tiled, separately screened double shower enclosure, complete with a wall-mounted showerhead and additional handheld shower attachment. Casement window to side.

SHOWER ROOM: 9' 0" x 8' 1" (2.7m x 2.4m) Fitted with ceramic WC, wash hand basin within a base unit. A fully fitted, separately screened shower enclosure with shower attachment, complemented by stripped wood-effect flooring and a wall-mounted heated towel rail. Window to side.

OUTSIDE Approached via a private access road of approximately 0.2 miles and set behind a wrought iron five bar gate the driveway rises to an area of private off-street parking with space for approximately ten vehicles. Direct access is provided to the:
DOUBLE CAR PORT: 17' 5" x 14' 6" (5.3m x 4.4m) With two open fronted bays and doors to rear opening to an external store area and a workshop.

Understood to date from the 1960s with further programmes of extension through the 1970s and 1980s the property is of single-story construction and is set within the idyllic landscape adjacent to the Dedham Vale Area of Outstanding Natural Beauty. Offering a wealth of mature trees, dense border planting and areas previously utilised as vegetable gardens. A smattering of blossom and silver birch trees are centrally positioned with the grounds continuing away to the east within unspoilt surrounds.











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AGENTS NOTE: The property benefits from an air conditioning heat pump and solar panels.

The property is of non-standard construction, understood by the seller to be of block plinth construction and timber frame. Potential purchasers should notify their mortgage lender (where applicable) prior to applying for a mortgage to ensure compatibility with individual lending criteria. Please contact David Burr Leavenheath Ltd for further clarification.

TENURE: Freehold

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

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting https://checker.ofcom.org.uk/.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: drew.reinforce.tinny

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

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. 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.





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