



DAVID  
BURR

Sudbury Road,  
Newton, Suffolk

# Chapel Cottage, Sudbury Road, Newton, CO10 0QS

A beautiful village home that has previously been a chapel, thoughtfully transformed to a high standard throughout, creating a bright and spacious family home. Overlooking the golf course in Newton Green, the property enjoys a wonderful setting and successfully combines hints of charming period features with stylish modern finishes ensuring this property works as a contemporary living space.

The accommodation begins with a spacious entrance porch, opening into a superb open plan lounge/dining room. This impressive and versatile space is flooded with natural light and is ideal for both everyday family living and entertaining. A wood burner provides a charming focal point, while doors lead directly out to the rear garden. The refitted kitchen has been finished in a contemporary style with integrated appliances including an induction hob with extraction, double ovens, wine cooler, dishwasher and fridge/freezer and is complemented by a useful utility room and ground floor cloakroom, ensuring the home is not just attractive but practical too.

Accessed from returning staircase with picture window the first floor opens onto a large landing leading to three sizeable double bedrooms, each benefitting from fitted wardrobes. The principal bedroom is particularly spacious, while the remaining bedrooms offer flexibility for children, guests or home working. A recently fitted modern family bathroom with shower and vanity and separate cloakroom complete the first floor accommodation.

The property continues to impress to the front where a driveway provides off road parking for approximately three to four vehicles and leads to a garage, with electric roller doors to the front and personal door to the side. Three-phase power has been connected which has capacity for the installation of an EV charging point.

The rear garden has been designed for ease of maintenance, arranged in an attractive private courtyard style incorporating patio seating area with external lighting leading to an artificial lawn and a walkway that envelopes the property, with side access to both aspects of the property.

- **Former chapel house presented to high standard.**
- **Desirable position overlooking Newton Green Golf Course.**
- **Spacious and bright lounge/dining room ideal for entertaining.**
- **Wood burner creating an attractive focal point.**
- **Modern refitted kitchen/breakfast room with a range of integrated appliances.**
- **Separate utility room providing practical day to day convenience.**
- **Three generous double bedrooms, all with fitted wardrobes.**
- **Contemporary family bath/shower room.**
- **Ground floor cloakroom and additional first floor cloakroom.**
- **Driveway parking for approximately three to four vehicles.**
- **Detached garage with three-phase power and EV charging potential.**
- **Low-maintenance, private courtyard-style rear garden.**



Newton Green is a highly regarded and picturesque Suffolk village, with public house/restaurant, village hall, recreation ground and is perhaps best known for its golf course within its attractive setting. The property's position overlooking the course provides a particularly appealing view and as a resident of Newton Green you are able to claim a free partial membership of the golf club.

The surrounding countryside provides excellent opportunities for walking and leisure, while the village environment gives the home a relaxed and scenic feel.

The property is well placed for access to nearby towns and transport connections. Sudbury, approximately 2.5 miles away via the A134, offers a wide range of shops, schooling, restaurants and everyday amenities, while Colchester North Station provide direct links to London Liverpool Street in under an hour.

This combination of rural charm, convenience and commuter accessibility makes the property an ideal choice for families, professionals and those seeking a unique home in a desirable location.



**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:** D

**WHAT3WORDS:** sampling.blush.bronzer

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

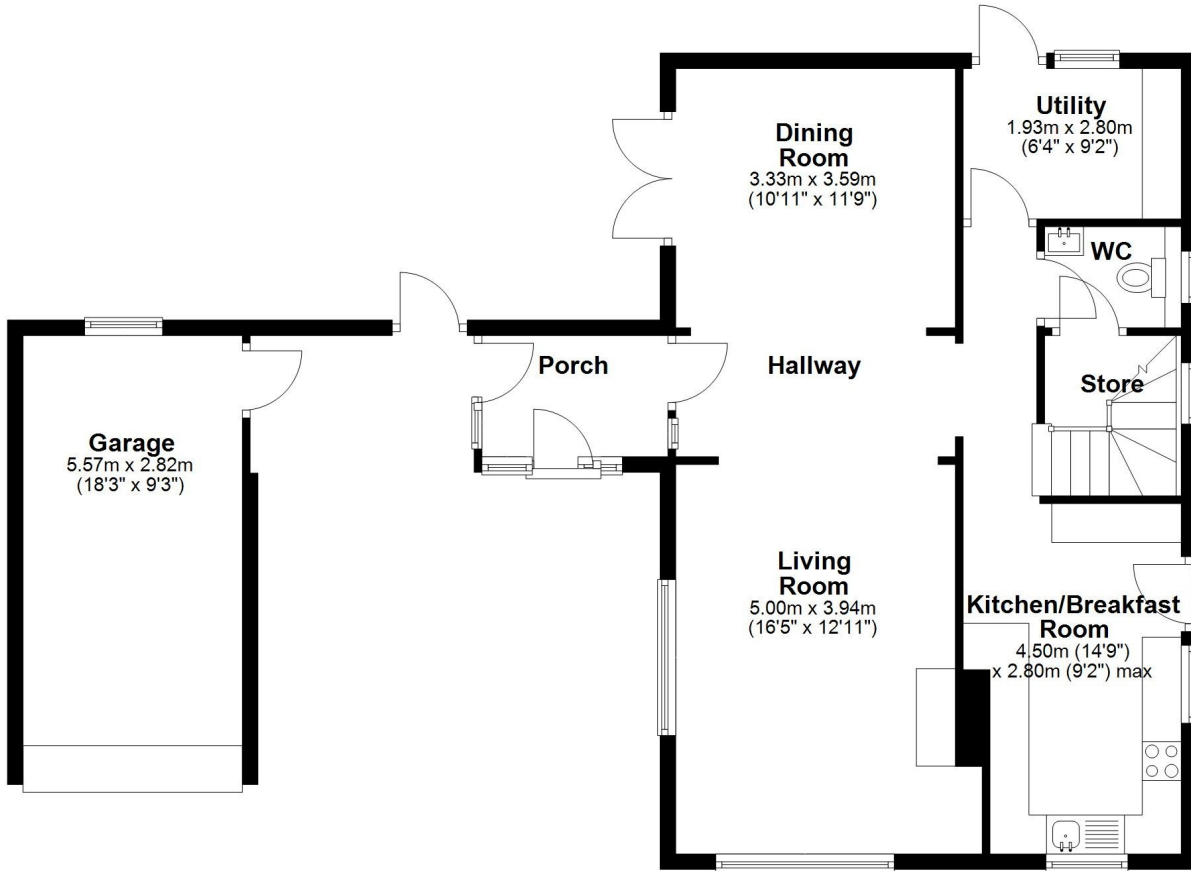
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

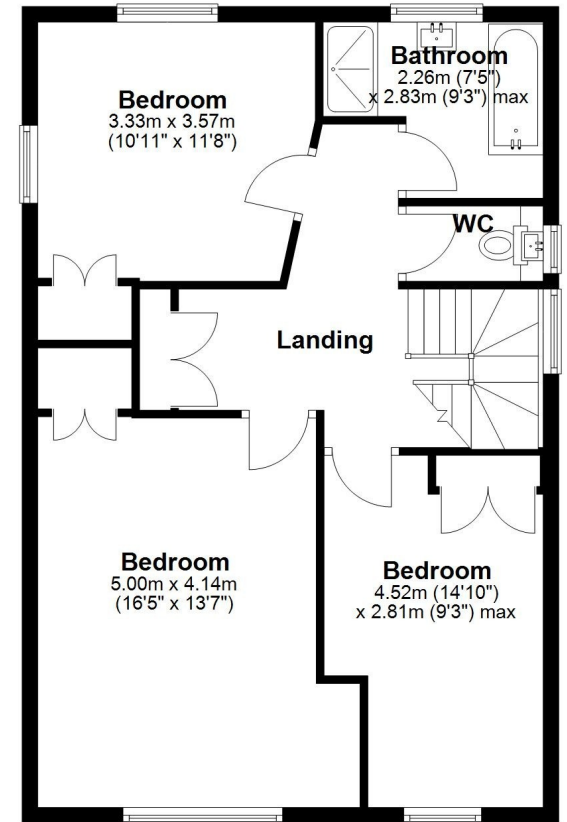
### Ground Floor

Approx. 89.8 sq. metres (966.5 sq. feet)



### First Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 155.2 sq. metres (1671.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

**Sudbury Road, Newton**

