



DAVID  
BURR

Copperfields,  
Middleton, Sudbury, Suffolk



# COPPERFIELDS, THE STREET, MIDDLETON, SUDBURY, SUFFOLK, CO10 7LW

Middleton is a charming semi-rural village bordered by the Stour Valley with its countryside walks providing stunning far-reaching views. The market town of Sudbury, famous for its water meadows, is about 2 miles away and provides an extensive range of amenities including a branch line rail link to London's Liverpool Street station.

A unique detached village house of considerable standing in an elevated position on a quiet no-through road. Accommodation includes a drawing room, kitchen/breakfast room, formal dining room and a study. Four bedrooms are served by two bath/shower rooms (one being en-suite to the master). Outside, the gardens are exceptional and measure some 350 ft to the rear with magnificent far-reaching countryside views and ample parking and a double garage to the front. In all about 0.42 acres.

## A detached four bedroom house with wonderful, extensive gardens and impressive open views.

Front door leading to:-

**ENTRANCE HALL:** With solid oak flooring, fitted matting and understairs cupboard off. Staircase leading upstairs and with a door way leading into:-

**DINING ROOM:** An impressive well-proportioned reception room which could be utilised in a variety of different ways including as a ground floor bedroom if required. Door leading into:-

**UTILITY:** With porcelain tiled flooring and containing a range of base level units incorporating a butler sink and with space and plumbing for a washing machine and space for stacked tumble dryer over and various other appliances.

**CLOAKROOM:** Containing a W.C. and a ceramic wash hand basin and with space for coats and shoes.

**KITCHEN/BREAKFAST ROOM:** With tiled flooring throughout and plenty of room for a large dining table and chairs adjacent to uPVC double doors allowing for plenty of natural light and opening onto brick paved terracing. Finished with a matching range of base and wall level units with wood effect worksurfaces incorporating a one and a half Rangemaster ceramic sink with mixer tap and drinking tap above. Rangemaster free standing range cooker with Rangemaster extractor fan over and a 5 ring LPG gas hob. Space

for free standing refrigerator and space and plumbing for a dishwasher. Water softener fitted.

**DRAWING ROOM:** A superb dual aspect reception room with wood flooring and plenty of space for seating. Central exposed red brick chimney breast with reclaimed oak bressummer beam and an open hearth. Double doors open onto an elevated south facing terrace and with wood double doors leading into:-

**STUDY:** With a continuation of wood flooring and providing an outstanding area to work from home with an attractive view across the approach to the front.

### First and second floor

**BEDROOM 1:** An impressive, and particularly light double bedroom with an open outlook to the front and a range of 'Hammonds' integrated storage. Door leading to:-

**EN-SUITE:** Containing a large corner shower with rainfall style shower head and additional attachment below, W.C. and a pedestal wash hand basin. Separate bath with traditional style mixer tap and shower attachment.

**BATHROOM:** Containing a bath with shower over, W.C., pedestal wash hand basin and with an airing cupboard off.

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**BEDROOM 2:** A further dual aspect double bedroom with two integrated wardrobes and a magnificent view up over the garden.

**BEDROOM 3:** An ideal guest bedroom with a view to the front.

**BEDROOM 4:** A superb occasional bedroom with an outlook to the front and double wardrobe off.

## Outside

In front of the property, a gravel driveway leads up through areas of lawn with mature trees and onto a generous area of **OFF-STREET PARKING** for numerous vehicles in front of the house and which in turn leads onto a:-

**DOUBLE GARAGE:** With space for sheltered off street parking for two vehicles, power and light connected and an electrically operated up and over door.

The garden is particularly generous and measures approximately 350ft in length. It is south facing and therefore receives plenty of sunlight throughout the day with a brick paved terrace adjacent to the house itself. The garden is tiered with areas of lawn with numerous well stocked and colourful flower beds. The plot continues up to an impressive vantage point with a summer house, ideally placed to enjoy the incredible view, many miles into the distance where even Long Melford Holy Trinity Church can be seen.

**In all about 0.42 acres (sts).**

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

**EPC RATING:** Band TBC – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Braintree District Council

**COUNCIL TAX BAND:** F

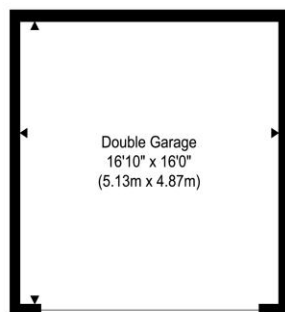
**TENURE:** Freehold

**WHAT3WORDS:** sympathy.clearcut.faced

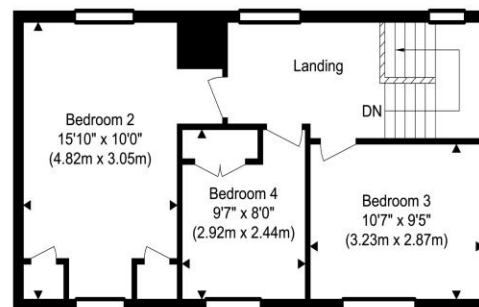
**CONSTRUCTION TYPE:** Brick and block

**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.

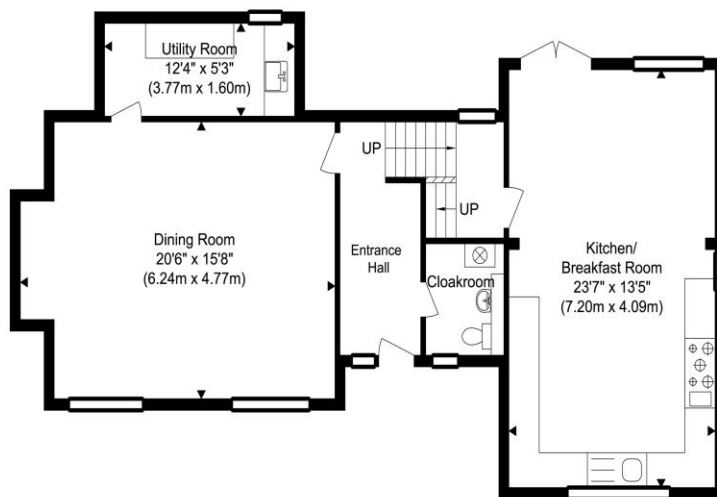
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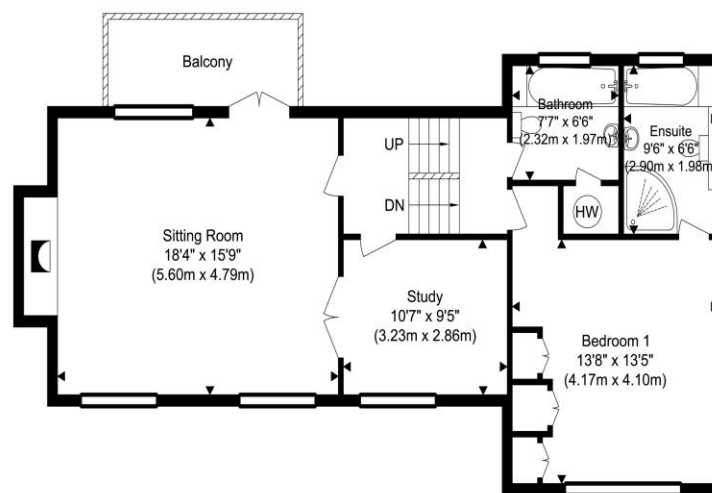
Outbuilding  
Approximate Floor Area  
268.88 sq. ft.  
(24.98 sq. m)



Second Floor  
Approximate Floor Area  
468.23 sq. ft.  
(43.50 sq. m)



Ground Floor  
Approximate Floor Area  
835.92 sq. ft.  
(77.66 sq. m)



First Floor  
Approximate Floor Area  
794.80 sq. ft.  
(73.84 sq. m)

TOTAL APPROX. FLOOR AREA 2367.84 SQ.FT. (219.98 SQ.M.)

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