



DAVID  
BURR

Powney Street  
Milden, Suffolk

# 1 Powney Street, Milden, Suffolk, IP7 7AL

This charming semi-detached cottage has been thoughtfully extended over time, most notably to the rear, creating a spacious and functional kitchen/dining area while retaining the inherent character and appeal of its original design. The property offers well balanced accommodation ideally suited to those seeking a home with personality, complemented by practical modern additions.

The ground floor comprises a cosy sitting room and a separate dining room, both reflecting the cottage's period charm, alongside the extended kitchen/dining room which provides an excellent space for everyday living and entertaining. To the first floor are two bedrooms and a well appointed wet room. In addition, an attic room offers valuable flexibility, suitable for use as a hobby space, or for further storage.

Externally, the property sits comfortably within its plot, enjoying a sense of space and maturity. The gardens are a particularly outstanding feature, extending to in excess of 100 ft and having been carefully and lovingly cultivated over many years. A wide variety of established shrubs and flowering plants create a vibrant and attractive outdoor setting throughout the seasons. The garden also incorporates a detached garage/workshop and a further shed to the rear, enhancing its practicality.

To the front, a gravel driveway provides ample off-street parking, completing the overall offering of this characterful and well-maintained home.

- Charming semi-detached cottage with character features
- Extended to the rear to create a spacious kitchen/dining area
- Well-proportioned sitting room and separate dining room
- Two first floor bedrooms
- Modern wet room
- Useful attic room ideal for hobbies or storage
- Gardens extending to over 100 ft
- Beautifully planted and well-maintained mature garden
- Wide variety of established shrubs and flowering borders
- Detached garage/workshop
- Additional garden shed to the rear
- Ample off-street parking via gravel driveway
- Pleasant setting with access to countryside walks
- Convenient access to local amenities and transport links



Milden is a small, picturesque village set within the rolling countryside of West Suffolk, offering a quintessentially rural lifestyle while remaining accessible to a range of nearby towns and amenities. Characterised by open farmland, quiet lanes and attractive period properties, Milden appeals to those seeking peace, space and a strong sense of community.

While Milden itself is tranquil and lightly populated, it benefits from close proximity to several well served villages and market towns, ensuring that everyday amenities are within convenient reach.

Milden lies approximately four miles from Lavenham, one of Suffolk's most renowned medieval villages, known for its boutique shops, cafés, restaurants and historic architecture. The market town of Hadleigh, around six miles away, provides a comprehensive range of facilities including supermarkets, independent retailers, schools and healthcare services. Sudbury, approximately ten miles distant, offers further shopping and leisure amenities, while the historic town of Bury St Edmunds, around fifteen miles away, delivers an extensive range of cultural, retail and dining opportunities.

Overall, Milden offers a rare balance of rural seclusion and everyday convenience. With its attractive landscape, proximity to well served towns and strong sense of community, it represents an ideal setting for those seeking a peaceful countryside lifestyle without complete isolation.

**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:** last.cello.padlock

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

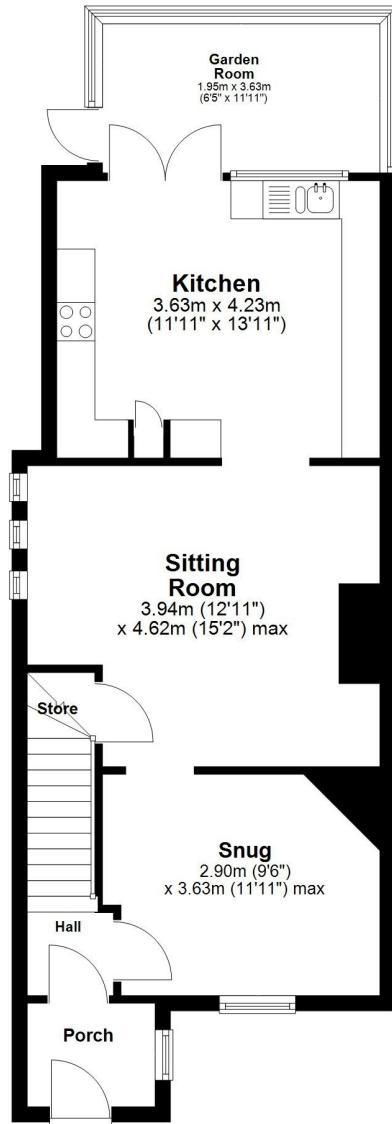
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

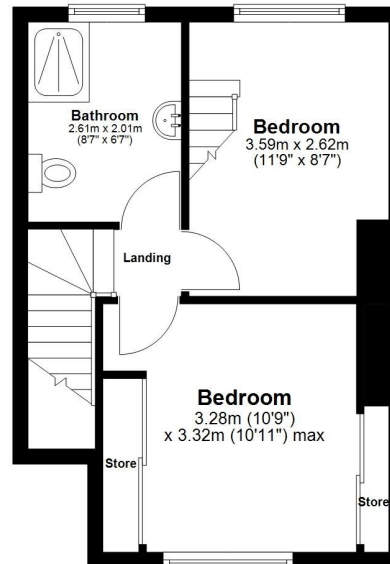
### Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



### First Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



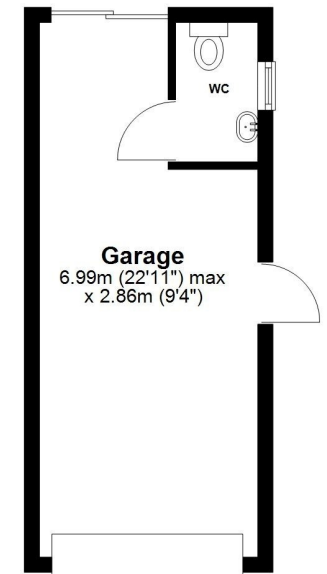
### Second Floor

Approx. 11.1 sq. metres (119.7 sq. feet)



### Outbuilding

Approx. 20.0 sq. metres (215.1 sq. feet)



Total area: approx. 120.3 sq. metres (1294.5 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.

