



**Church Street, Belchamp Walter, Sudbury CO10 7AT**

**welcome to**

## **Church Street, Belchamp Walter, Sudbury**

Situated in a beautiful position surrounded by stunning countryside is this detached character cottage that has been masterfully renovated by the current owner to offer extremely well presented accommodation brimming with features that is enhanced with a detached cart lodge with studio space above.

### **Lounge**

Casement windows to front and side aspects. Large brick inglenook fireplace with inset wood burner. Exposed timbers and brick flooring.

### **Kitchen / Breakfast Room**

Leaded window to front aspect. Fitted shaker style kitchen with a range of matching wall and base units over areas of oak work surface. Ceramic sink with mixer tap and one and a half bowl. Integral oven with hob and hood over. Exposed timbers, Suffolk white brick flooring. Space for appliances.

### **Rear Hall / Study**

Windows to rear and side aspects. Storage heater. Door to rear aspect and door leading to:-

### **Cloakroom / Utility Room**

Fitted with modern shaker style wall and base units. Space for washing machine. Butler sink set into oak worktop. Low level WC, heated towel rail.

### **Bedroom One**

Measured at waist height. Feature leaded window to side aspect with views over the garden. Double built in wardrobes. Exposed timbers. Opening onto:-

### **Inner Landing**

Exposed timbers. Doors leading to bedroom two and bathroom.

### **Bedroom Two**

Measured at waist height. Arched leaded window. Exposed timbers.

### **Bathroom**

Exposed timbers and chimney stack. Suite comprising low level WC, vanity wash hand basin

and bath. Airing cupboard.

### **Exterior**

A shingled driveway provides ample off road parking and leads to a detached garage and cartlodge/ Gate leading to main garden. The main garden is predominantly laid to lawn with well established beds, trees, hedgerow and a brick paved patio area.

### **Cartlodge**

Power and light connected.

### **Garage**

Double doors. Power and light connected. Stairs leading to:-

### **Studio**

Restricted head height. Velux window. Window to rear aspect. Eaves storage.

### **Agent's Note**

The property is grade II listed and has a private drainage system. The vendor has advised that the Ridge to the thatch was done in August 2024  
What3Words ///mashing.funnels.drifters





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## Church Street, Belchamp Walter, Sudbury

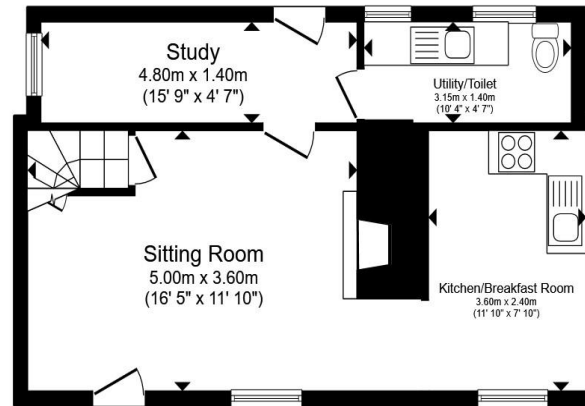
- Two bedrooms
- Grade II listed
- Detached character cottage
- Oak cart lodge and garage with a studio above and ample off road parking
- Extremely well presented and brimming with character

Tenure: Freehold EPC Rating: Exempt

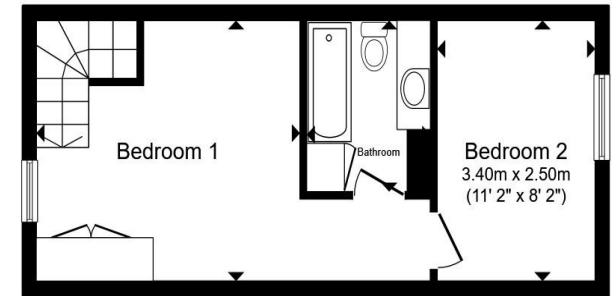
Council Tax Band: B

offers in excess of

**£400,000**



Ground Floor



First Floor

Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
SUD111259 - 0003

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