

Asking Price £875,000

Sherbourne Street, Edwardstone



Property Description

Enjoying a picturesque village setting with far-reaching countryside views, Park House is an exceptional and beautifully proportioned residence offering approximately 2,353 sq ft of refined living space, perfectly suited to modern family life.

The ground floor has been thoughtfully arranged to provide both elegance and versatility. A generous dual-aspect sitting room, featuring a Bodart & Gonay multi-fuel stove, provides a superb space for relaxation and entertaining, while the formal dining room, overlooking the rear gardens, is ideal for hosting. An additional reception room offers flexibility as a bespoke home office, snug, or playroom, catering effortlessly to a variety of lifestyles.

At the heart of the home, the well-appointed kitchen/breakfast room is fitted with a range of units, integrated appliances, and a central island, perfectly positioned for everyday living. This is complemented by a separate utility room, ground floor cloakroom, and internal storage, enhancing the functionality of this impressive home.

The first floor continues to impress, offering five beautifully proportioned bedrooms, including a principal bedroom with fitted wardrobes, an en suite, and stunning views over the countryside. One further bedroom also benefits from an en suite, alongside a family bathroom serving the remaining rooms. Of particular note, the ground floor is well laid out to provide the potential to create an annexe wing, offering flexible accommodation for extended family or guests.

Externally, the property is set within a generous and private plot, enjoying side access on both sides and a driveway offering ample parking. The gardens face south west and are thoughtfully designed and feature a fenced pond, raised vegetable beds, a summer house with power and lighting, a greenhouse, additional storage sheds, and a patio area, providing a combination of practicality and outdoor enjoyment. The property also benefits from a garage with electric roller door.

Location

Park House is set on Shebourne Street, a highly desirable location within the tranquil parish of Edwardstone. The property enjoys a convenient position roughly midway between the main village and Boxford to the south. Boxford offers a range of everyday amenities, including local shops, a post office, a butcher, pubs, and a primary school. The historic market town of Hadleigh, approximately 6 miles away, provides additional facilities such as supermarkets, independent shops, restaurants, schools, and healthcare services. The market town of Sudbury, around 7 miles from the property, features a commuter rail service, while Colchester, approximately 12 miles away, offers a mainline rail connection to London Liverpool Street.













AGENTS NOTE

Council & Council Tax Band – Band F -
Babergh District Council

Tenure – Freehold

Broadband – Superfast broadband with
downloads speeds of up to 80 Mbps and
upload speeds of up to 20 Mbps (Ofcom
data)

Mobile Coverage – Voice & Data likely with
EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric,
Mains Drainage, Oil Fired Central Heating

Property Construction – Standard Brick
Constructions & Render.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS