



WINDMILL HOUSE

Edwardstone | Suffolk



Chapman Sticks





Chapman Stickels

A DETACHED FOUR-BEDROOM VICTORIAN HOUSE SET IN ABOUT 1.77 ACRES OF GARDENS INCLUDING A WONDERFUL MEADOW TO THE REAR

- Entrance hall & rear hall • Kitchen / breakfast room • Dining room • Snug •
- Sitting room • Ground floor shower room • Cloakroom • Landing •
- 4 double bedrooms • Bathroom • Front and rear gardens •
- Meadowland • In all, 1.77 acres •

Boxford - 3 miles / Colchester Station - 12 miles / Sudbury - 7 miles





The Property

Formally a pair of Victorian cottages, Windmill House is an unlisted period home located in the rural parish of Edwardstone. The house has been much improved by the current owners, which includes new bespoke double-glazed windows throughout, heating system, two wood burners, replacement bathrooms, and a new oak stairs which has helped reconfigure the accommodation into a more practical and pleasing layout.

Features of its 19th century origins are still apparent, with exposed studwork to the rear hall and sitting room, which also has an attractive red brick fireplace. There is also a similar fireplace to the snug, which is accessed via the dining room. The dining room also offers great scope to be incorporated into the rear kitchen / breakfast room via the removal of the dividing wall.

The first floor comprises a spacious rear landing with numerous windows overlooking the rear garden and meadow beyond. The three front double bedrooms also enjoy views over the adjacent garden and street scene beyond.

Outside, the house is set centrally in its principal plot, which chiefly comprises area of lawn with a shingle driveway and parking area. Located beyond the immediate eastern boundary is an additional 1.6 acres of wonderful meadowland which has the benefit of independent vehicular access onto Mill Green Lane to the south. Defined by established field hedges, the meadow is ideal for small scale grazing, however, the land is not registered as agricultural use. Therefore, the meadow has unencumbered use as additional amenity land.

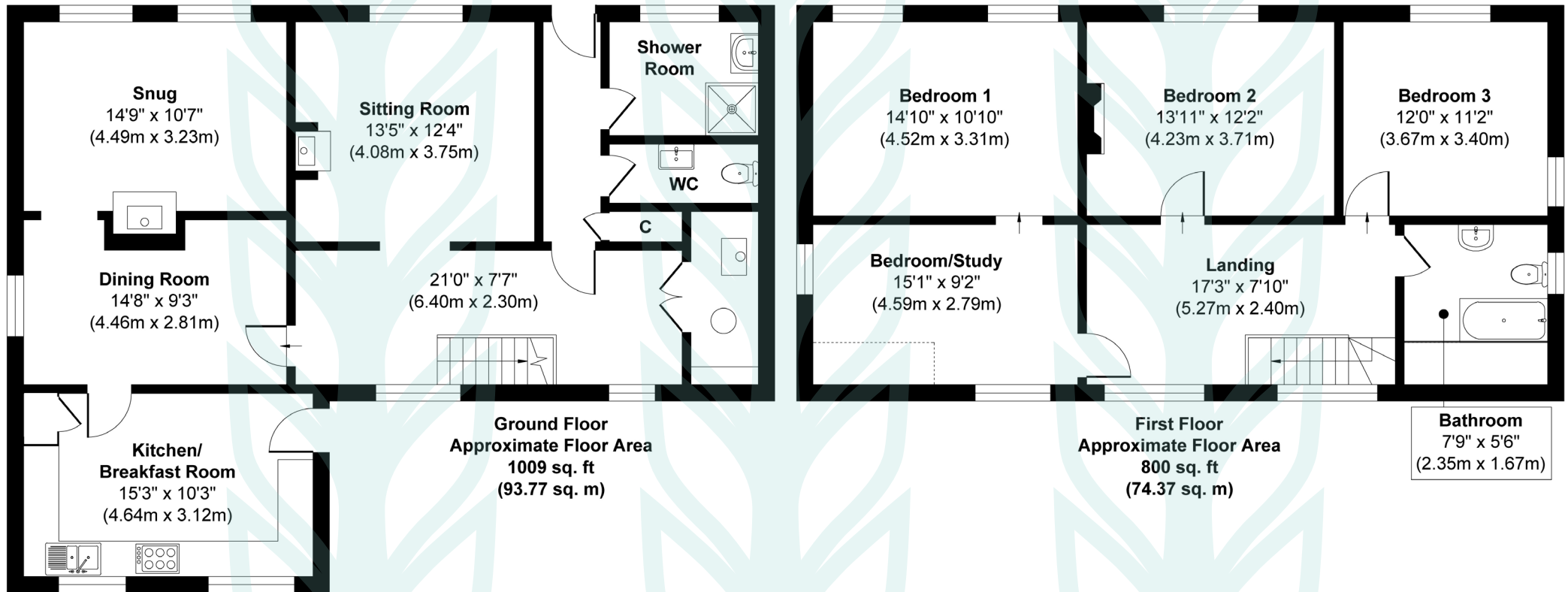
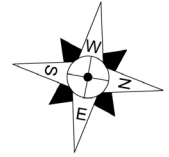
Location

Set in the centre of this popular rural village, Edwardstone is located between historic Lavenham and Sudbury with a thriving public house and parish church, situated approximately 3 miles from the village of Boxford which offers a wide range of everyday facilities including local stores, post office, butcher, pubs, general practitioners surgery and primary school. The market town of Sudbury, with its commuter rail service, is about 7 miles and Colchester, with its mainline rail link to London Liverpool St Station, is about 12 miles.





Windmill House, Mill Green, Edwardstone, Suffolk, CO10 5PX



Approx. Gross Internal Floor Area 1809 sq. ft / 168.14 sq. m

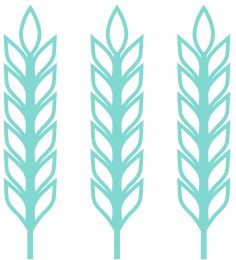
Illustration for identification purposes only, measurements are approximate, not to scale.

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EPC Rating
Current D (63) Potential C (75)

Services
Mains water, electricity and drainage. Oil-fired heating. The heating and hot water can be run via a wood burner and solar.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band D (2022)



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