



THE BRAMBLES

Edwardstone | Suffolk



Chapman Stickels

THE BRAMBLES, MILL GREEN EDWARDSTONE, SUFFOLK CO10 5PX

Boxford - 2 miles
Colchester North Station - 12 miles
Sudbury - 6.5 miles
Hadleigh - 6 miles

- Reception hall • Study • Cloakroom • Dining room / family room •
- Sitting room • Kitchen / breakfast room • Utility room • Landing •
- Three bedrooms (with one ensuite) • Single bedroom • Family bathroom •
- Front and rear gardens • Off-road parking • Detached double garage •
- In all, 0.86 acres •

The Property

Built in the mid-1990's to an individual specification, The Brambles is a substantial detached house prominently positioned in some 0.86 acres.

Covering in excess of 2,600sq.ft, the accommodation offers a practical and pleasing family layout, where all rooms are set around a generous and welcoming reception hall and landing above.

Of particular note are the two main reception rooms which are particularly well-proportioned, both with working fireplaces. The kitchen / breakfast room is comprehensively fitted with oak cupboards and drawers, worksurfaces, and appliances which includes double oven and grill and induction hob.

Further storage, worksurfaces, and laundry facilities are to the adjacent utility room, which gives access to the double garage directly opposite.

The remaining ground floor consists of the front cloakroom and study / playroom.

Via the spacious landing with seating area, the first floor provides three double bedrooms (with ensuite shower room to the main) and a single bedroom, which are served by a white suite family bathroom. Similarly to the ground floor, all four bedrooms enjoy their respective views over the front and rear gardens – particularly the latter.

Outside, the house is set well back in its plot, forming a large front garden which is laid to lawn with an adjacent driveway offering ample parking space. Immediately to the southern side of the house is the detached double garage, with storage and power connected.

To the rear of the house (west) is the principal rear garden, where extensive paving leads onto a large expanse of lawn which is interspersed with trees and shrubs. The gardens extend to the west, which leads onto a meadow with further established trees including a mature oak tree to the south-western corner.

The main gardens are a key feature to The Brambles which are surrounded by neighbouring meadowland and a copse beyond the far western boundary.

AN INDIVIDUAL DETACHED HOUSE OCCUPYING A WONDERFUL SEMI-RURAL SETTING, TOGETHER WITH EXTENSIVE GARDENS, OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE



Location

Mill Green forms the northern part of Edwardstone, which is equidistant from Sudbury and Hadleigh. The village provides a church and a thriving public house (The Edwardstone White Horse) which is just 250 metres to the north of The Brambles. The village is some 2 miles from Boxford, which offers a wider range of everyday facilities including local stores, post office, butcher, two pubs, 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.

Services

Mains water, electricity and drainage are connected. Oil fired central heating.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band F - (2026)

EPC Rating

TBC



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Approximate Floor Area
Main House - 2610 sq. ft / 241.47 sq. m
Garage - 338 sq. ft / 31.36 sq. m

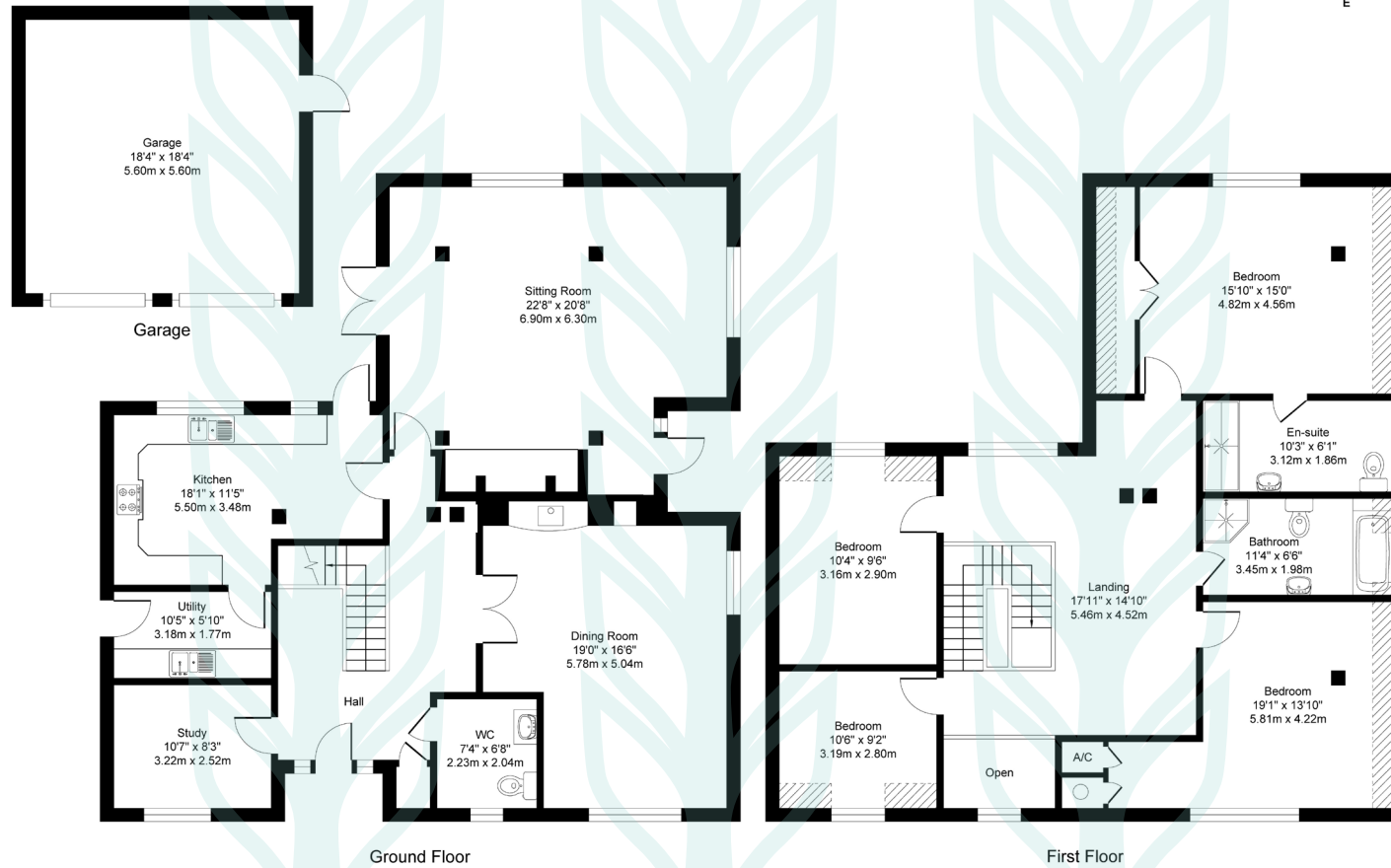


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