



Waldingfield Road, Sudbury

Willow House is a substantial, carefully composed modern home, designed around light, proportion and ease of living. Its interiors are calm and cohesive, with a restrained palette of natural materials and soft tones running throughout. The house is arranged to balance open-plan sociability with quieter, more private spaces, all set within a semi-rural setting on the edge of Sudbury.

Guide price £780,000

Waldingfield Road

Sudbury, CO10



- Six-bedroom detached house extending to over 3,300 sq ft
- Dedicated study
- Utility room, ground-floor shower room and integral storage
- Positioned within a small, private cluster on the edge of open countryside
- Principal suite with dressing room and en-suite bathroom
- Driveway, garage and car port with generous parking
- Expansive open-plan kitchen, dining and living space with garden access
- Additional bedrooms arranged across two upper floors
- 10 Year New Build Warranty

The Property

The home unfolds from a central entrance hall, where the scale of the house becomes immediately apparent. A study sits to the front, providing a quiet workspace.

The rear of the house is given over to a generous open-plan kitchen, dining and living space, forming the heart of the home. A large central island anchors the kitchen, complemented by bespoke cabinetry and integrated appliances. The space flows naturally into areas for dining and relaxation, all connected by broad glazing and doors that open directly onto the terrace.

Upstairs, the principal bedroom suite is arranged with a sense of calm and separation, incorporating a dressing room and en-suite. Further bedrooms are set across the first and second floors, offering flexibility for family life or guest accommodation. Bathrooms are finished in a simple, contemporary style, echoing the material palette found throughout the house.

The Outside

The house sits within a neatly arranged plot, with a private driveway leading to a garage and adjoining car port. To the rear, a broad paved terrace extends from the main living space, creating an ideal setting for outdoor dining.

The garden is enclosed and has been simply landscaped, allowing space for further planting or personalisation. Beyond, the outlook opens towards surrounding countryside, lending a sense of quiet and openness.

The Area

Waldingfield Road lies just outside the historic market town of Sudbury, a place long associated with painters and landscape, perhaps most notably Thomas Gainsborough. The surrounding countryside is gently undulating, characterised by open fields, hedgerows and quiet lanes.

Sudbury itself offers a mix of independent shops, cafés and everyday amenities, while more extensive cultural and dining options can be found in nearby towns such as Lavenham and Bury St Edmunds. The area is well regarded for its access to both rural Suffolk and connections towards London, making it an appealing setting for those seeking a balance between town and country.

Further Information

Tenure - Freehold

Council Tax - Babergh Band F

Construction - Brick

Mains - Sewerage, Electricity and Water

Heating - Airsource Heat Pump

Sellers position - Needs to secure onward purchase



Floor Plan



Total area: approx. 309.7 sq. metres (3333.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanIt.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	92		
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	