

The Paddock Plot, Round Maple, Edwardstone, Suffolk, CO10 5PR



**Freehold**

Guide Price

**£240,000**

Subject to contract

A superb building plot in a peaceful hamlet setting with far reaching countryside views – planning permission has been granted for a 2/3 bedroom detached house with double cartlodge garaging.



**Ground Floor Plan**

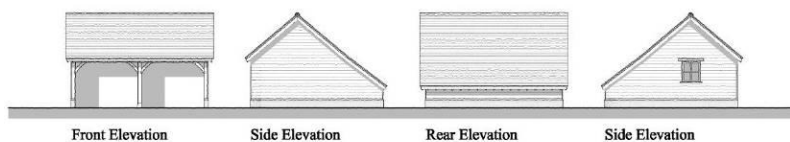
0 1 2 3 4 5  
Scale (m)

Gross external area = 1645ft<sup>2</sup>

Gross internal area = 1410ft<sup>2</sup>



**First Floor Plan**



**Floor Plan**

0 1 2 3 4 5  
Scale (m)



# Some details

## General information

The Paddock Plot provides an exciting opportunity to build a period-style, detached country cottage in a peaceful hamlet setting on the rural outskirts of a popular West Suffolk village. Planning permission (ref DC/18/03944) has been granted for the erection of two individual properties to be built in the paddock of neighbouring Well House. The Paddock Plot is now available to purchase, whilst Well House and The Orchard Plot will be retained by our clients.

The planning permission allows for an attractive and individual cottage-style house with brick elevations under a clay tiled roof with bay, casement and dormer windows as well as glazed double doors to the rear which will benefit from uninterrupted views over open farmland. There will be a pitched canopy entrance porch, a fireplace in the sitting room and a pleasing layout comprising: a central hallway, open plan kitchen/dining room with a study off, utility room, cloakroom and dual aspect sitting room on the ground floor. On the first floor, a central landing will lead to a principal bedroom with an ensuite shower room and dressing room which can alternatively provide a third bedroom; there is also a second bedroom and family bathroom. We understand the accommodation will amount to about 1410 sq ft.

The plans to which the planning permission relate have been prepared by Mark Perkins Chartered Architect (tel: 01206 735990). A full copy of the planning permission and associated drawings can be downloaded from the Babergh Mid Suffolk planning portal by quoting the Application Ref: DC/18/03944. Our agency can also provide these upon request.

## Outside

This delightful established plot is grassed and bordered by trees, mixed hedging and some fencing. There are glorious open countryside views to both the front and rear. Planning permission has also been granted for double cartlodge garaging which will be accessed via a newly created driveway. The driveway will be owned by The Paddock Plot with neighbouring Well House and The Orchard Plot having vehicular right of access over this. It is a planning stipulation that the driveway must be created prior to commencement of the development of the plot.

## Location

Round Maple is a peaceful hamlet surrounded by open countryside and woodland on the rural edge of Edwardstone. Edwardstone is an attractive and scattered village with a popular pub, The White Horse. Nearby villages including Boxford, Lavenham and Long Melford provide everyday facilities including popular restaurants. Hadleigh and Sudbury provide for more extensive needs with supermarkets including Sainsburys and Waitrose. Colchester is about 13.5 miles with top grammar schools and a mainline station with fastest trains to the City taking from 48 minutes.

## Important information

Services are not currently connected, however, we understand mains services within close vicinity include electricity, water and fibre optic broadband. Private drainage will need to be installed along with a heating system (mains gas is not available).

## Agents note

We understand planning permission expires December 2021.

We are advised the planning permission will be subject to the CIL (Community Infrastructure Levy). Should this be a self-build, the purchaser can apply for the CIL liability waiver.

## Directions

In the centre of Boxford take the turning into Swan Street (by the Post Office). Follow this road out of Boxford and up the hill into Groton. Follow the road as it bears right in front of the Fox & Hounds and then continue straight ahead for a couple of miles until you reach a T-junction (surrounded by fields). Turn left and continue past a field until you reach a small cluster of cottages including Well House. Park in the driveway of Well House which adjoins The Paddock Plot.

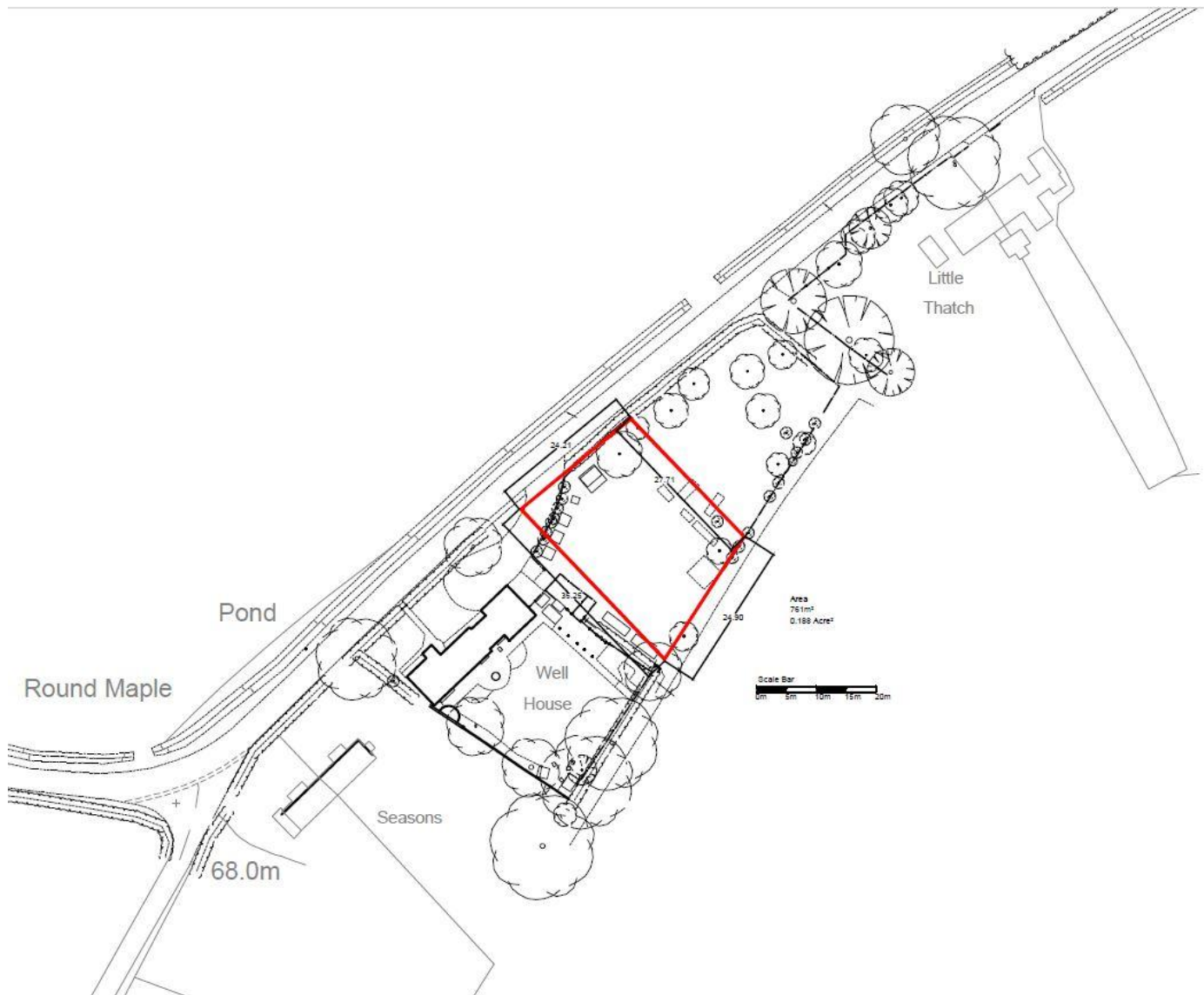
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01787 327 000



To find out more or book a viewing

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