



**FennWright**.  
Signature

The Rising Sun, 7 Plough Lane,  
Sudbury CO10 2AU



The Rising Sun  
7 Plough Lane  
Sudbury  
CO10 2AU

A most attractive and deceptive period town house in a quiet town centre location with a large walled garden and on-site parking. The property, which is locally listed, gives the appearance of a Victorian terrace house but internally there are signs of its medieval origins and all of its later extensions. It has the benefit of extensive garden, double garage and parking which has been acquired by the present owners.

The Rising Sun is an attractive period house which was formerly a pub and retains some of its original features. The house has seen considerable renovation and extension in recent times which have been sensitively carried out to retain all the original charm and character of the property which includes large cellar, heavily timbered main sitting room and many other attractive period features.

- Attractive locally listed town centre property
- 4 bedrooms, 2 bathrooms & shower room
- Flexible living accommodation
- Large conservatory, Aga kitchen
- 2 large reception rooms and 2 studies



The property is located at the heart of the thriving market town of Sudbury, in a quiet one-way side street. The external appearance belies the internal accommodation and the lovely features of the property. The main front entrance door leads into a good size reception hallway with access to the cellar and to the two studies from which there is access into the garden.

The sitting room also opens off the hall with a wealth of exposed timbering showing the historic origins of the property, a wood burner stove, quarry tiled floor and the remnants of the bar from when the property was a Public House. A door leads through to a utility room and cloakroom/shower room. The dining room also opens off the hall with exceptional ceiling height and a door leading through to the Aga kitchen which has an excellent range of fitted units, ceramic tiled flooring, one and a half bowl sink unit, French doors and windows overlooking the courtyard garden. This leads on through to the excellent modern double glazed conservatory which has underfloor heating, automatic velux windows, fitted ceiling blinds and wonderful views overlooking the courtyard garden.

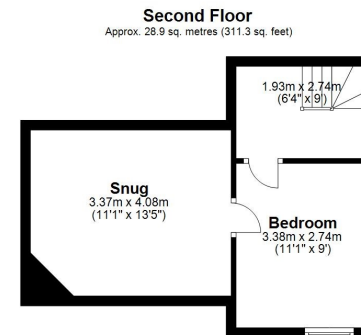
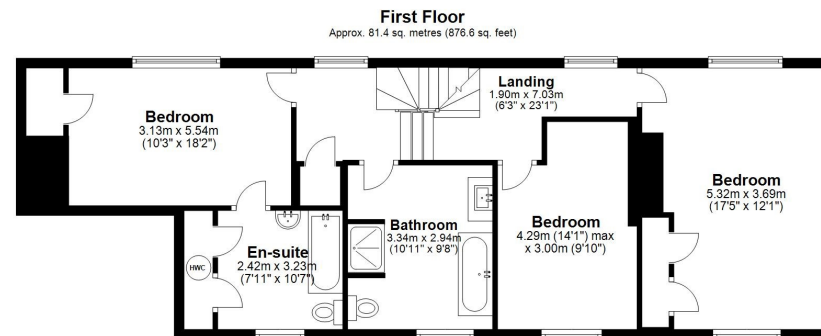
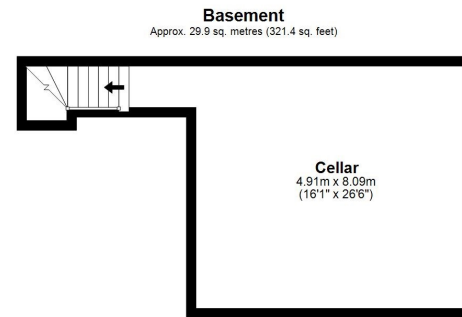
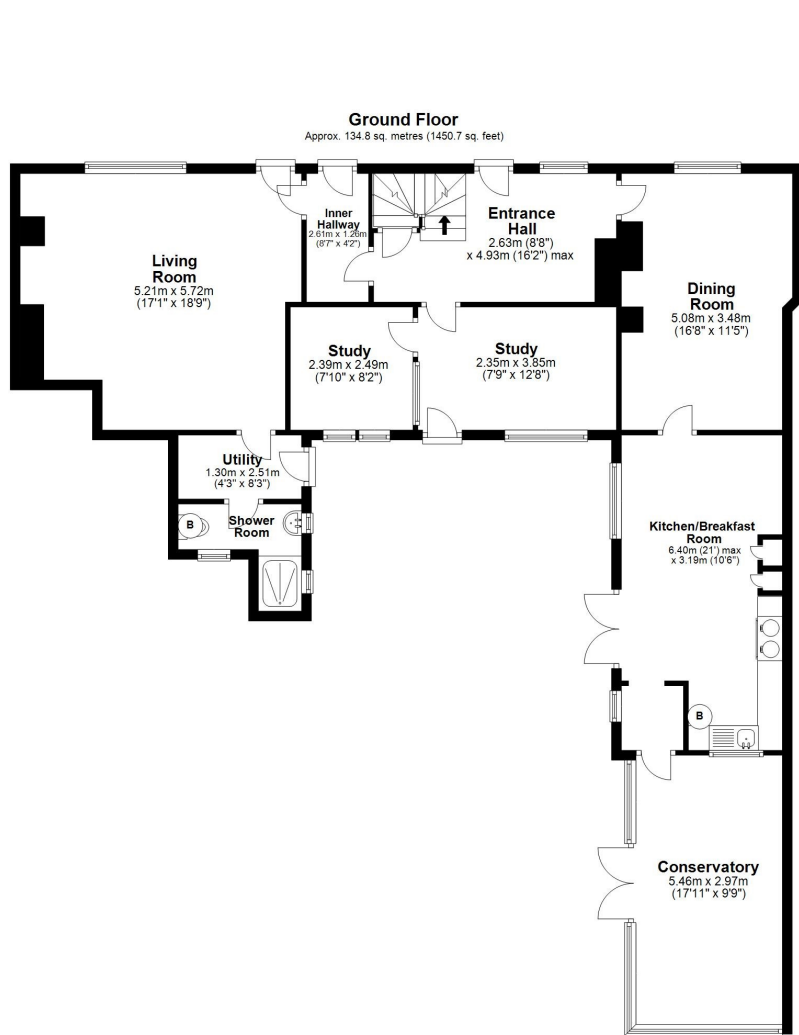
The first floor is approached by a staircase from the entrance hallway leading to a good size landing with exposed timbering and store cupboard. The main bedroom with exposed timbers, en-suite bathroom with bath, basin and WC along with an airing cupboard. The remaining two double bedrooms and the recently refitted family bathroom are also accessed from the landing.

A staircase leads on to the second floor where the fourth bedroom can be found which has a large half-height loft area suitable for storage or a children's den.









**Total area: approx. 275.0 sq. metres (2960.0 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.  
Plan produced using PlanUp.

**Consumer Protection Regulations 2008**

Fenn Wright LLP has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Starway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



## Outside

The property has a right of way over the adjoining property which serves the extensive parking and garage accommodation and provides rear access to the inner courtyard garden. Opening off this access is a large walled garden with a beautiful south-facing aspect which contains a selection of fruit trees, shrubs, vegetable beds etc and offers great scope for further development if required. The double garage has roller shutter doors, light and power. There are two further garden sheds. The inner courtyard garden, which adjoins the rear of the house, offers a stunning sheltered location with mature cherry and bay tree, attractive flower beds, paving and shingled areas and two storage sheds.

## Location

Sudbury is a remarkable market town with a strong sense of community, excellent facilities with a range of supermarkets including Waitrose, Aldi, Tesco and Sainsburys, a twice-weekly market and an excellent range of facilities, restaurants, local shops etc. Unusually there is a branch line railway station connecting with the mainline at Marks Tey from where there is easy access to London Liverpool Street.

The Market Hill is dominated by a fine 15th Century wool church which is in the process of being converted to a community centre.

The town is also the birth place of Thomas Gainsborough with an extremely good museum honouring his life and paintings, which is currently in the process of being considerably extended with the benefit of a National Lottery Grant. The town is surround by extensive Water Meadows available for public access and excellent walking around the Stour Valley. There are good connections to the town towards Bury St. Edmunds 14 miles to the north and Colchester 14 miles to the south.

## Directions

Using a SatNav with the postcode CO10 2AU. For further directions please contact a member of our sales team on 01787 327000.

## Important Information

Services - We understand that mains water, drainage, gas and electricity are connected.

Heating from 2 gas-fired boilers and gas-fired Aga.

Tenure - Freehold

Council Tax Band - E    EPC rating - E





Sudbury  
01787 327000  
sudbury@fennwright.co.uk

fennwright.co.uk