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The Old Rose Inn, Thorington Street,
Stoke by Nayland, CO6 4SN



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Situated in this picturesque hamlet on the Essex/Suffolk border is this beautiful Grade II Listed five bedroom detached house occupying beautifully manicured grounds approaching half an acre.

Formerly a public house on Thornington Street, The Old Rose Inn is believed to date back to the early 1500's and was fully converted in 2007 to form this beautifully presented single dwelling. When adapting the building, particular attention was given to retaining as much of the building's character, whilst creating flexible and spacious living accommodation. There has also been a comprehensive security system installed recently and the property benefits from underfloor heating in parts.

- Grade II listed
- Five bedrooms, two en-suite
- Approaching half an acre
- Picturesque village location
- Walking distance to Stoke by Nayland
- Easily accessible from the A12 and Colchester train station



There is extensive ground floor accommodation offering versatility, with the sitting room and dining room boasting a wealth of exposed timbers. The family room has a large bay window overlooking the gardens and there is a study; which like the sitting room and family room, all have feature fireplaces.

The fifth bedroom or guest accommodation is also on the ground floor with an en-suite shower room and there is a separate cloakroom.

The stunning kitchen/breakfast room offers a triple aspect overlooking the gardens and has stone flooring with underfloor heating and a beautifully appointed kitchen with a mixture of granite and wooden work surfaces. There is an oil fired Aga and American style fridge freezer in the kitchen and access to a good sized utility room.

On the first floor is an extremely long landing measuring over 37 ft. which provides access to the four well proportioned bedrooms and family bathroom.

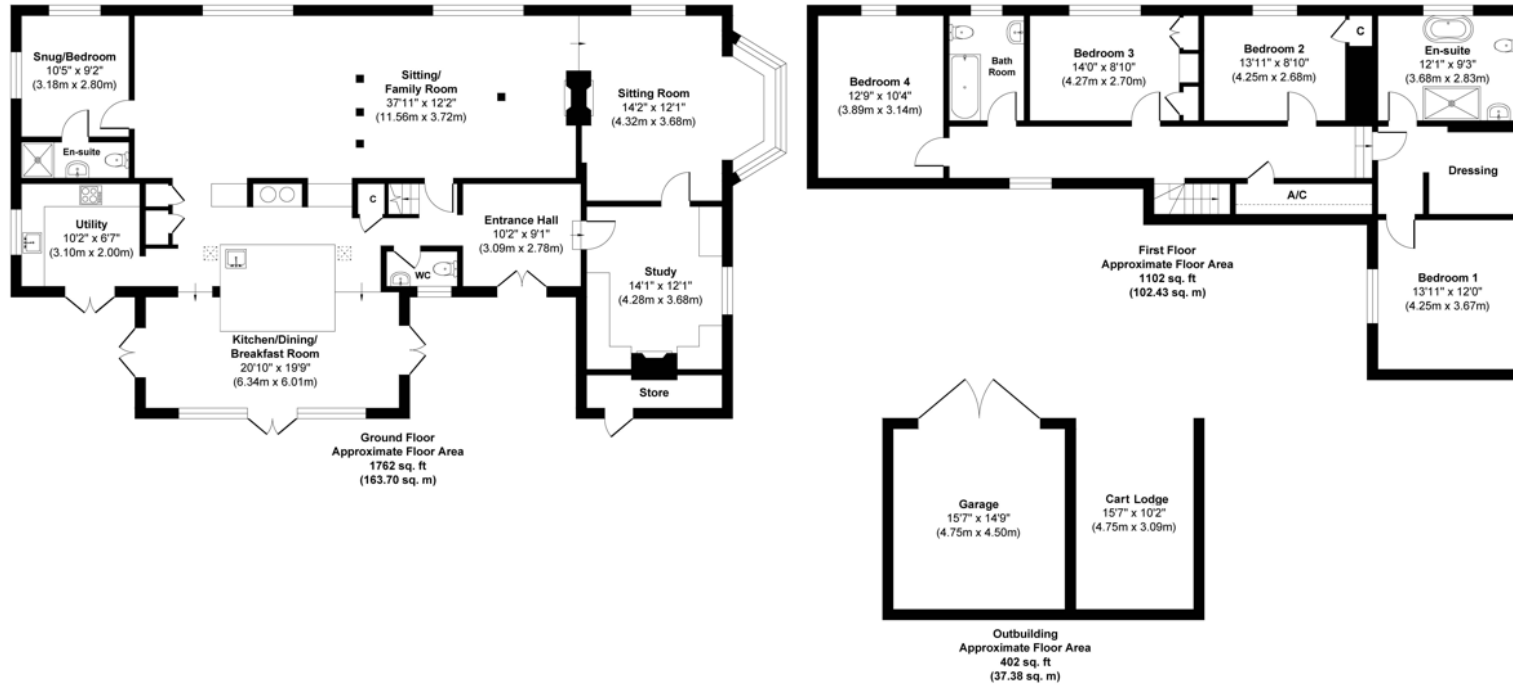
The principal bedroom suite has a walk-in dressing room area and large en-suite bathroom with cast iron roll top bath and separate shower facilities.







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Approx. Gross Internal Floor Area 2864 sq. ft / 266.13 sq. m
Approx. Gross Internal Outbuilding Area 402 sq. ft / 37.38 sq. m

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

Consumer Protection Regulations 2008

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Outside

The property is accessed via a 5-bar electric gate with a curved shingle driveway leading down past the lawns and fruit orchard to a detached double cart lodge, with a further storage area to the side. The gardens are retained from Thorington Street by a high brick wall and traditional English rose garden. Sweeping lawns extend to the west of the property, backing onto open farmland with picturesque views of the valley beyond, together with mature trees including a specimen walnut and Polstead black cherry. A sun terrace wraps around the back of the home with access into the kitchen creating the perfect entertaining space. The plot is approaching approximately 0.5 of an acre in total and is fully enclosed by secure boundaries.

Location

Thorington Street is nestled in the beautiful countryside of Box Valley, on the Essex/Suffolk border, and is designated an Area of Outstanding Natural Beauty. The Old Rose Inn is in between the villages of Higham and Stoke By Nayland, where local facilities can be found including a post office/community shop, The Angel Inn, and award-winning, locally renowned Crown Inn – an excellent restaurant and hotel. From Stoke by Nayland there are fantastic walks to neighbouring villages such as Nayland and Polstead and there is a golf club with spa and hotel on the outskirts.

The A134 provides straight forward access to Colchester, where wider facilities are available, including Colchester station with mainline services to London Liverpool Street. There are excellent educational facilities in the area with the closest being Littlegarth School in Nayland along with Nayland and Boxted Primary Schools. In addition to those, Old Buckenham Hall, Orwell Park, Ipswich School, Ipswich High and the grammar schools in Colchester are all within a short drive of the property.

Important Information

Council Tax Band - G

Services - We understand that mains water, drainage and electricity are connected to the property together with Oil fired central heating.

Tenure – Freehold

Our ref - BMR

Directions

From Colchester proceed north along the A134 North Approach Road, out through the village of Great Horkesley and down the hill to Nayland. Turn right and proceed through the village, continuing along Stoke Road and into the village of Stoke by Nayland. At The Angel Inn, turn right and proceed out of the village, down the hill and onto Thorington Street, where the property will be found on the left hand side.





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