



Holly Hocks
Newton, Suffolk

**DAVID
BURR**



Holly Hocks, Church Road, Newton, Sudbury, Suffolk, CO10 0QP

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

Tucked away on a no-through road yet within a short walk of Newton Green golf course and the Saracens Head public house, is a three-bedroom semi-detached Grade II listed thatched cottage. Of timber framed construction and a plastered exterior, the property retains a host of retained features, charm and character throughout. Notable attributes include an extensive range of exposed timber and stud work, a brick fireplace with inset wood burning stove, oriel bay window to rear and an outstanding inglenook fireplace with brick hearth and oak bresummer beam over. Arranged via two distinctive ground floor reception rooms, the property is afforded a wealth of natural light with timber framed casement and leaded light windows. Whilst fair to suggest the property would benefit from modernisation/updating, it nonetheless offers benefits including garaging, south facing gardens and a total plot size of approximately 0.16 acres and a timber framed outbuilding. Offered with NO ONWARD CHAIN.

A three-bedroom semi-detached thatched cottage arranged via two ground floor reception rooms enjoying a quiet location on a no-through lane, within walking distance of a popular pub and golf course. Further benefits include rear gardens and garaging. Offered with NO ONWARD CHAIN.

Timber door opening to:

ENTRANCE HALL: With wall panelling, exposed timber work and stone step down to:

DINING ROOM: 13' 1" x 11' 8" (3.99m x 3.56m) With casement window range to front and glass panelled screen, brick fireplace with slate hearth and inset wood burning stove in addition to an array of exposed timber and stud work throughout. Timber partition and step up rising to:

KITCHEN: 16' 2" x 7' 7" (4.95m x 2.32m) Complete with a range of free-standing units and space for a four door Rangemaster oven, ceramic butler sink within a wood topped, open fronted unit, wall shelving and space and plumbing for fridge and washing machine/dryer. Features include a wealth of exposed timbers and stud work. The kitchen is afforded a triple aspect with windows to front, leaded light timber framed

casement window to side and door to rear gardens. Low level gate opening to:

STORE ROOM: 7' 2" x 4' 2" (2.20m x 1.29m) With casement window to rear and providing a useful understair storage recess.

SITTING ROOM: 15' 7" x 14' 2" (4.76m x 4.33m) With timber framed casement window to front, multi-fuel inglenook fireplace with brick hearth, oak bresummer beam over and open grill. Exposed ceiling timbers and opening to:

ORIEL BAY: 5' 10" x 4' 1" (1.80m x 1.27m) With curved french doors opening to the rear gardens.

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First floor

LANDING: With casement window to rear, stripped timber flooring, a wealth of exposed wall timbers and leaded light casement window range providing an attractive aspect across the established rear gardens. Sealed hatch to loft, door to store room and further door with suffolk latch opening to:

BEDROOM 1: 15' 10" x 10' 11" (4.84m x 3.34m) With leaded light casement window range to front, exposed wall timbers and stripped timber flooring. Window to rear affording views across the rear gardens.

BEDROOM 2: 16' 0" x 8' 2" (4.89m x 2.51m) With windows to side and rear, exposed wall timbers and stripped timber flooring.

BEDROOM 3: 8' 9" x 8' 1" (2.68m x 2.48m) With leaded light casement window range to front and exposed wall timbers.

FAMILY BATHROOM: 8' 3" x 3' 9" (2.54m x 1.16m) Fitted with ceramic WC, wash hand basin and fully tiled bath with both mounted and handheld shower attachment. Wall mounted heated towel radiator.

Outside

The property is situated on the eastern side of Church Road, adjacent to a number of individual properties and a short walk to the parish church, golf course and Saracens Head public house.

The rear gardens are well screened by established borders with a substantial timber framed building attached to the rear of the property, housing an oil-fired boiler with further stores providing space for an additional freezer space and void providing useful storage area.

A central expanse of lawn continues away from the property with a six-foot fence line border to side and rear and interspersed with a dense range of border planting, established shrubs, trees, and beds. A lined pond to rear is tucked away with a substantial fir tree border adjacent and gated access to the:

GARAGE: 16' 6" x 9' 1" (5.05m x 2.78m) With up and over door to front and driveway with access onto Plampin Close.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///fights.divided.ledge

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

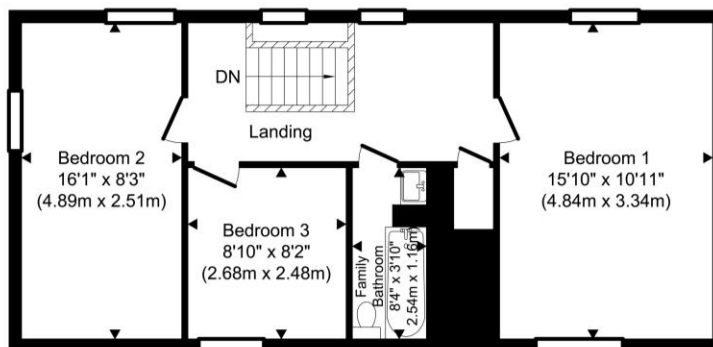
BROADBAND: Up to 1000 Mbps (Source Ofcom).

MOBILE COVERAGE: Three & O2 (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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First Floor
Approximate Floor Area
577.48 sq. ft.
(53.65 sq. m)



Ground Floor
Approximate Floor Area
608.48 sq. ft.
(56.53 sq. m)

TOTAL APPROX. FLOOR AREA 1185.96 SQ.FT. (110.18 SQ.M.)

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