



**Abbey House
Newton, Suffolk**

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BURR**



Abbey House, Rectory Road, Newton, Sudbury, Suffolk, CO10 0QZ

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).

A five bedroom (two en-suite) detached property positioned on Rectory Road, a private no through lane intersecting Newton Green golf course. Enjoying an unspoilt aspect with a total plot size of approximately 0.9 acres, the property offers an accommodation schedule of approximately 2,860sq ft having been subject to a comprehensive programme of adaption and enhancement by the current owners. Particularly well situated within its plot, the property is set behind extensive frontage with an area of shingled driveway and use of glass across multiple aspects. Notable retained features include parquet flooring to the entrance hall, exposed timber and stud work features to the sitting room and a dual aspect, open plan quartz topped kitchen/dining room with electric Everhot stove.

Further benefits to the property include a double garage, workshop, ample parking via twin wrought iron gates and gardens enveloping the property with a total plot size of approximately 0.9 acres.

A five bedroom (two en-suite) detached property situated on Rectory Road within the much sought after Suffolk parish of Newton. Offering an accommodation schedule of approximately 2,860sq ft with further benefits including a detached double garage, workshop, ample private parking via a gated entrance and a total plot size of approximately 0.9 acres.

Timber door with glass panel screen opening to:

ENTRANCE HALL: 17' 8" x 10' 5" (5.40m x 3.20m) An inviting entrance hall with staircase off and parquet flooring throughout. Door to useful understairs storage recess with attached hanging rail and cloaks storage. Aluminium framed UPVC casement window to front and double doors to:

SITTING ROOM: 33' 2" x 14' 8" (10.10m x 4.47m) Affording a triple aspect with casement window range with inset glass panel screen to the front elevation affording an aspect across the gardens and established borders beyond. Further aluminium framed casement windows to side and

a distinctive curved glass wall to corner with french doors opening to the rear terrace and gardens beyond. Notable retained features include a wealth of exposed timbers and stud work, a brick fireplace with inset stove and oak mantle over. Stripped wood effect flooring throughout and views across the rear gardens and farmland beyond.

KITCHEN/DINING ROOM: 32' 3" x 16' 9" (9.84m x 5.11m) Fitted with an extensive range of gloss fronted base and wall units with quartz preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and views across the side gardens via an aluminium framed double glazed casement window range. The kitchen is fitted with a range of appliances including a four

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door Everhot electric stove set within a brick framed recess with LED spotlights, AEG double oven with grill above, microwave and dishwasher. A five ring AEG induction hob is set within a quartz topped peninsular unit with extraction above, further appliances including a base level wine store. Tiled flooring throughout, range of under unit lighting, substantial peninsular unit with curved corner gloss fronted base units, deep fill pan drawers and full height corner storage shelving. Matte tiled finish throughout, dining area to front and extensive range of LED spotlights. Casement window range with inset full height floor to ceiling glazed base panelling affording views across the parking area and gardens beyond. Oak door opening to:

INNER HALL: With matte tiled flooring throughout, panel glazed door to:

REAR HALL: 4' 11" x 4' 8" (1.52m x 1.44m) With mosaic tiled flooring and floor to ceiling glass panelling affording an aspect across the parking area and gardens beyond.

UTILITY ROOM: 13' 5" x 7' 9" (4' 4") (4.11m x 2.36m (narrowing to 1.33m)) Fitted with an extensive range of shaker style base and wall units with oak preparation surfaces over and tiling above. Ceramic butler sink unit with mixer tap over, casement window range to rear and providing space and plumbing for an American style fridge freezer and washing machine/dryer. Door to linen store with useful fitted shelving.

STUDY: 11' 0" x 9' 11" (3.35m x 3.01m) With aluminium framed double glazed casement window range to rear affording an attractive aspect across the rear gardens. Further features include a dado rail and open fronted shelving units to corner.

SHOWER ROOM: 7' 10" x 6' 4" (2.40m x 1.92m) Partly tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base unit and tiling above. Fully tiled, separately screened shower with travertine tiled

shower with mounted shower attachment and spotlights above. Wall mounted heated towel radiator.

First floor

LANDING: 17' 9" x 11' 8" (5.42m x 3.57m) An expansive landing with aluminium framed double glazed casement window range to front affording views across the gardens. Hatch to loft, exposed wall timbers and oak door to:

BEDROOM 1: 21' 6" x 13' 4" (6.55m x 4.07m) With casement window range to front with inset full height glass panelling, fitted wardrobe units with attached hanging rail and oak door to:

EN-SUITE SHOWER ROOM: 9' 10" x 3' 3" (3.01m x 1.01m) Fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled, separately screened shower with LED spotlights. Tiled flooring throughout, wall mounted heated towel radiator and window to side.

BEDROOM 2: 15' 7" x 14' 8" (4.76m x 4.47m) Affording a dual aspect with casement window range to side and rear affording elevated views across the gardens to rear and open farmland to side. Range of full height fitted wardrobe units and central timber door to:

EN-SUITE BATHROOM: 9' 10" x 6' 5" (3.00m x 1.96m) Fitted with ceramic WC, wash hand basin within a fitted base unit and bath with handheld shower attachment, tiling above and an array of shelving. Wall mounted heated towel radiator and casement window to rear overlooking the gardens.

BEDROOM 3: 17' 0" x 14' 8" (5.19m x 4.47m) With casement window range to front, recessed corner fitted wardrobe units with attached hanging rail.

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BEDROOM 4: 13' 7" x 10' 5" (4.13m x 3.17m) With casement window range to side.

BEDROOM 5: 13' 6" x 9' 8" (4.12m x 2.94m) Affording a dual aspect with casement window to side and rear. Double doors to fitted wardrobes.

FAMILY BATHROOM: 9' 1" x 7' 0" (2.76m x 2.13m) Fitted with ceramic WC, wash hand basin within a fitted base unit and bath with Aqualisa mounted shower and separately screened shower area. Casement window range to rear and LED spotlights.

Outside

The property is situated on Rectory Road, a no through lane intersecting Newton Green golf course on which the village residents have free access to the original nine hole golf course. Approached via twin wrought iron gates opening into a driveway providing space for comfortably in excess of ten vehicles. The driveway is flanked by lawn to front and side with dense border hedging to front, established fur trees to the corner of the plot and further mature planting to the field side boundary. Benefitting from a range of versatile outbuildings including a:

DOUBLE GARAGE: 22' 1" x 18' 3" (6.73m x 5.57m) With twin hinge doors and inset electric roller door with light and power connected and window to rear.

Set on a brick base with a slate roofline and timber clad exterior.

WORKSHOP: 33' 9" x 19' 4" (10.28m x 5.89m) Constructed with the future potential for a variety of further uses with one-meter-deep foundations set on a brick base with timber cladding and set beneath a slate roofline. Benefitting from multiple access points with doors to side, further personnel door to front, light and power connected.

The rear gardens are defined by a recently erected fence line border to side and rear with a brick wall partly defining the field side boundary. An established plot with defined hedge line, range of both fledgling and mature trees and extensive planting to the field side boundary and immediately beyond the rear boundary.

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: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///diary.fruits.secondly

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

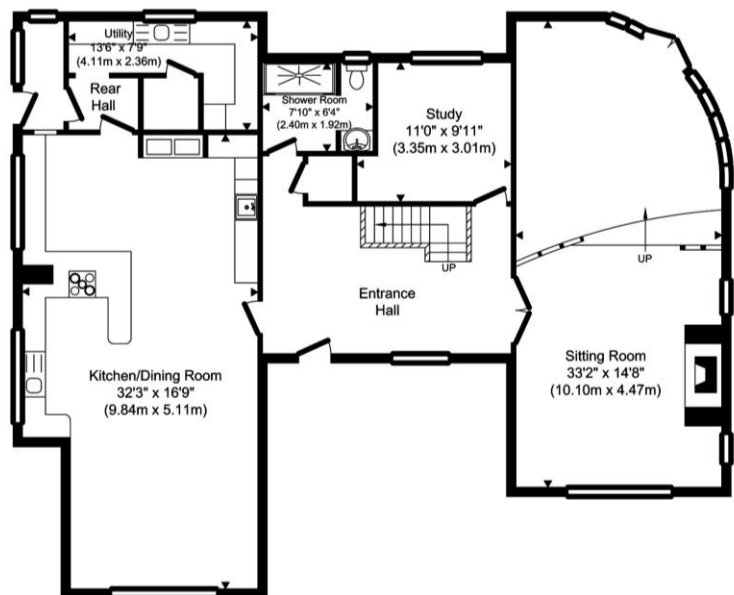
BROADBAND: Up to 1000 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

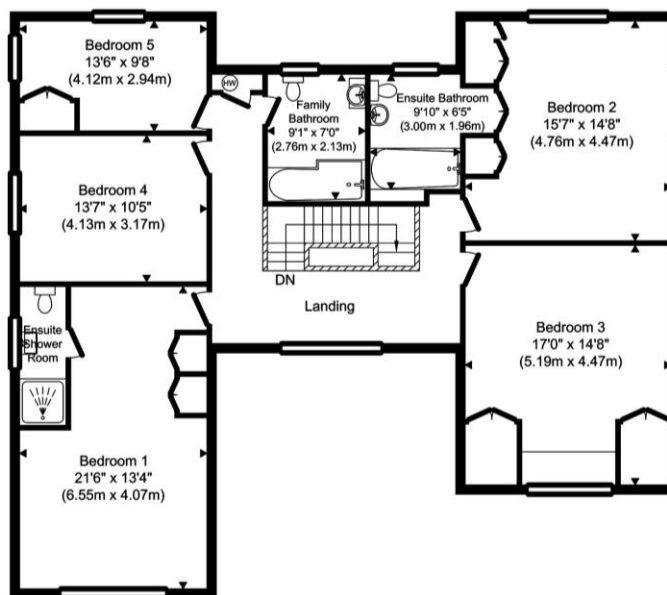
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

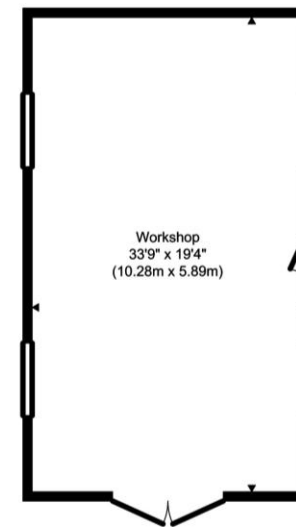
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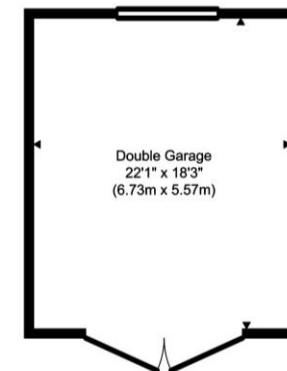
Ground Floor
Approximate Floor Area
1481.32 sq. ft.
(137.62 sq. m)



First Floor
Approximate Floor Area
1380.62 sq. ft.
(128.26 sq. m)



Workshop
Approximate Floor Area
651.64 sq. ft.
(60.54 sq. m)



Garage
Approximate Floor Area
403.43 sq. ft.
(37.48 sq. m)

TOTAL APPROX. FLOOR AREA 3917.02 SQ.FT. (363.90 SQ.M.)
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