



**5 Jane Walker Park
Nayland, Suffolk**

**DAVID
BURR**



5 Jane Walker Park, Nayland, Colchester, Suffolk, CO6 4JW

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, a church and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

Forming the eastern wing of the Jane Walker Parker Crescent originally converted by Lexden Restorations in 1996, this five/six bedroom Grade II listed property offers particularly versatile living accommodation throughout. Lying within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 4,100sq ft arranged over three floors comprising two/three reception rooms, versatile bedroom accommodation and affording views across the Stour Valley. The property offers an attractive aspect with convenient access to the Ofsted 'outstanding' rated village primary school, River Stour, Nayland deli, The Anchor public house and a network of public footpaths and countryside walks. Further benefits to the property include garaging, off-street parking and a courtyard style garden. Offered with NO ONWARD CHAIN.

A well-presented five/six-bedroom Grade II listed property offering an accommodation schedule of approximately 4,100sq ft arranged over three floors, comprising two/three reception rooms. Further benefits to the property include garaging, off-street parking and courtyard garden. NO ONWARD CHAIN

Part glazed door opening to:

ENTRANCE PORCH: With window to rear, tiled flooring throughout and door to:

ENTRANCE HALL: A spacious hallway with wooden flooring throughout, high level windows to rear, skirting, dado, picture rails and cornicing. Staircase off rises to the first floor and door off to utility room.

SITTING ROOM: 25' 6" x 18' 6" (7.76m x 5.64m) A beautifully appointed room with window range to front and further bay window with fitted bench seats to front affording views across the south facing gardens. The focal point of the room is a cast iron wood burning stove set on a black slate tiled hearth, two designer radiators and further window to side.

KITCHEN/DINING ROOM: 19' 11" x 13' 8" (6.07m x 4.17m) Fitted with a matching range of bespoke, handcrafted wooden base units with granite preparation surfaces over and ceramic butler sink unit with mixer tap above. Further range of wooden base level units with wooden surfaces over provides an ideal breakfast area with hanging rail above. Integrated appliances include a Miele dishwasher, space for three door Rangemaster oven with seven ring hob above and extraction over, window to front and double doors from the dining area opening to the front terrace and affording views across the gardens beyond.

DINING/FAMILY ROOM: 27' 4" x 11' 7" (8.34m x 3.53m) A versatile room currently being utilised as a dining room with separate family area to rear, although offering excellent potential as a further spacious reception room, if so required, with two sets of double doors leading to the

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courtyard. Wooden flooring throughout, windows to side and rear and designer radiators.

CLOAKROOM: Fitted with close coupled WC, wash hand basin within a wall hung vanity unit with mixer tap above, heated towel radiator and tiled flooring throughout.

UTILITY ROOM: 11' 11" x 9' 11" (3.63m x 3.02m) Fitted with a matching range of white gloss fronted base and wall units with preparation surfaces over and tiling above. One and a half stainless steel sink unit with vegetable drainer to side, space and plumbing for washing machine/dryer and freestanding freezer. Windows to side and rear, oil fired boiler and herring bone patterned tiled flooring throughout.

First floor

LANDING: With windows to side and rear, designer radiators, door to large storage cupboard and door opening to:

STUDY: 11' 7" x 10' 1" (3.54m x 3.07m) With window to rear, LVT flooring, wooden fitted desk and hatch to loft.

PRINCIPAL BEDROOM SUITE: 25' 9" x 18' 8" (7.86m x 5.68m) A bright room affording a wealth of natural light from the south facing rear aspect, affording views across the gardens beyond. A cast iron Victorian fireplace is situated in the corner of the room and designer radiator and opening to walk-in-wardrobe. Door opening to:

EN-SUITE BATHROOM: 13' 11" x 10' 0" (4.25m x 3.06m) An elegant room, partly tiled and fitted with cast iron claw feet bath with shower attachment, heritage grade pedestal wash hand basin and close coupled WC. Fully tiled, separately screened double shower unit with shower attachment, glass doors and tiled flooring throughout. Heated towel radiator and window to front affording views across the gardens.

BEDROOM 2: 21' 2" x 11' 5" (6.45m x 3.49m) With two windows to side and part mirror fronted fitted wardrobe units with useful fitted shelving. Door to:

EN-SUITE BATHROOM: 11' 1" x 5' 5" (3.38m x 1.66m) Fully tiled and fitted with WC, oval wash hand basin within a floating vanity unit with drawers below and mixer tap above. Panel bath and separate large shower unit with dual shower head and frosted glass screening. Obscured glass windows to side and rear and heated towel radiator

BEDROOM 3: 14' 0" x 9' 10" (4.27m x 2.99m) A versatile room currently being utilised as a gym although offering excellent potential as a third bedroom with window range to front affording views across the gardens.

Second floor

LANDING: With window range to front and rear and door to cupboard with useful fitted shelving.

BEDROOM 4: 19' 4" x 13' 7" (5.90m x 4.14m) A spacious room situated adjacent to the bathroom with window range to front, side and rear and door leading onto the balconied roof area affording views across the grounds and courtyard beyond.

BEDROOM 5: 19' 5" x 12' 3" (5.91m x 3.73m) With window range to both sides affording a wealth of natural light, designer radiators and double door leading to the fitted dressing room and en-suite shower room.

DRESSING ROOM: With window to side, fitted wardrobe unit, dressing table with glass top and leading to:

EN-SUITE SHOWER ROOM: Fully tiled and fitted with WC, wash hand basin within a fitted base unit with mixer tap above. Glazed shower

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enclosure with shower attachment, heated towel radiator and window to rear.

BEDROOM 6/OFFICE: 10' 0" x 9' 10" (3.04m x 3.00m) A versatile room offering excellent potential as a home office or bedroom six affording views across the landscape beyond.

FAMILY BATHROOM: 10' 3" x 5' 6" (3.12m x 1.68m) Fully tiled and fitted with WC, pedestal wash hand basin with mixer tap above and panel bath with shower attachment above. Fully tiled, separately screened double shower cubicle with shower attachment and wall mounted heated towel radiator.

Outside

The property is situated on Jane Walker Park and forms the eastern wing of the building and approached via a gravel driveway providing access to the:

GARAGE: Of timber construction with tiled roofline and double doors to front.

A brick path with gate provides access to the private Indian sandstone courtyard terrace with raised flower beds and access to family room. A further gated access is provided to the private side garden. The terrace to the front affords sweeping views across the communal lawns and extensive gardens that include meadows, woodland and children's play area. The grounds extend to approximately 10 acres and include a tennis court, parking areas and view over Dedham Vale Area of Outstanding Natural Beauty.

AGENTS NOTE: The grounds are tended by the maintenance company of which the owners are members.

TENURE: Freehold

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

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

WHAT3WORDS: ///hits.diversion.mega

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

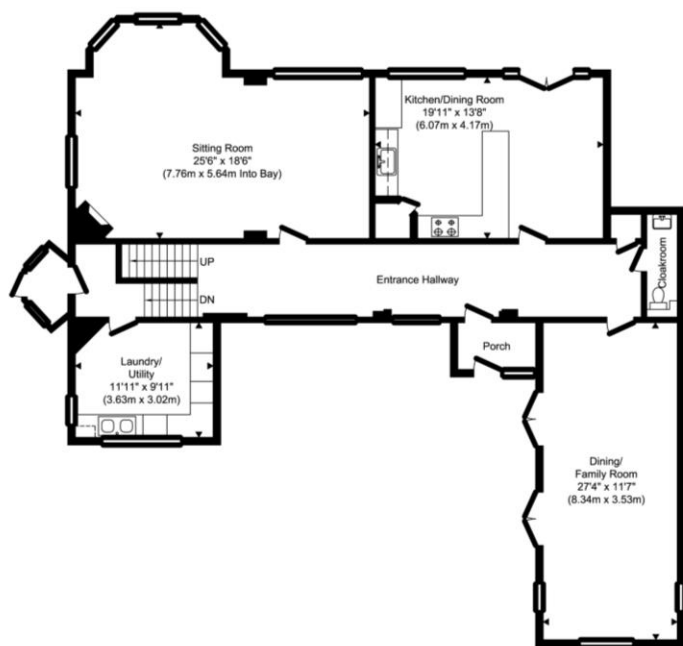
BROADBAND: Up to 53 Mbps (Source Ofcom).

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
1548.49 sq. ft.
(143.86 sq. m)



First Floor
Approximate Floor Area
1505.65 sq. ft.
(139.88 sq. m)



Second Floor
Approximate Floor Area
1111.80 sq. ft.
(103.29 sq. m)

TOTAL APPROX. FLOOR AREA 4165.95 SQ.FT. (387.03 SQ.M.)

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