



**Dows Cottage**  
**Assington, Sudbury, Suffolk**

**DAVID  
BURR**



# Dows Cottage, Assington, Sudbury, Suffolk, CO10 5NG

Assington has a linear village street with public house, farm shop, incorporating a Post Office, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

A three bedroom (one en-suite) semi-detached, unlisted period cottage nestled amidst rolling farmland located between the thriving Suffolk villages of Assington and Bures. Enjoying unlisted status, the property has undergone considerable enhancement and extension by the current owners via additions to the side and rear aspect. A rarely available market opportunity of impressive proportions arranged via two ground floor reception spaces with notable retained features including UPVC framed double glazed windows, a wood burning stove set within a rendered fireplace, a Rayburn kitchen/dining room and a ground floor shower room. Further benefits to the property include a garage with allocated private parking and cottage style gardens arranged beyond a rear terrace with outstanding views across an unspoilt landscape.

## **A three-bedroom semi-detached, unlisted period cottage having benefitted from multiple programmes of extension, nestled amongst rolling farmland and further benefitting from garaging, allocated private parking and attractive, mature cottage style gardens.**

UPVC clad security door with stained-glass panelling opening to:

**ENTRANCE HALL: 7' 3" x 3' 8"** (2.21m x 1.14m) With tiled flooring throughout, UPVC framed double glazed casement window to front and side and oak door with suffolk latch to:

**SITTING ROOM: 23' 2" x 16' 0" (10' 11")** (7.08m x 4.89m (narrowing to 3.34m)) With two casement windows to front affording an unspoilt aspect across rolling farmland. Notable retained features include a central ceiling timber, range of LED spotlights and central fireplace with woodburning stove set on a brick hearth. Recess to rear, staircase rising to first floor and door with suffolk latch opening to corner store room. Further half height panel glazed door opening to:

**KITCHEN/ DINING ROOM: 19' 8" (14' 4") x 17' 9"** (6.01m (narrowing to 4.38m x 5.43m) Forming part of a single storey rear extension and fitted with a matching range of base and wall units with preparation surfaces over and tiling above. A four/five door Rayburn

provides the heating/ hot water and cooking facilities with an additional electric oven with grill, four ring hob over an extraction above. Tiled flooring throughout, a range of LED spotlights and ample space for a centrally positioned dining table in addition to a further space for a fridge/freezer. Hatch to the loft, UPVC framed panelled glazed double doors opening to side aspect directly to the terrace and affording views across the gardens and unspoilt landscape beyond. Door with suffolk latch to:

**STORE ROOM: 6' 0" x 4' 6"** (1.84m x 1.38m) A versatile store room offering excellent potential as a pantry store if so, required with cloaks storage, two electricity points and light connected.

**UTILITY ROOM: 9' 10" x 8' 2"** (3.00m x 2.50m) Fitted with a matching range of base and wall units with preparation surface over and tiling above. A stainless steel single sink unit with hot and cold taps over, space for washing machine/ dryer and tiled flooring throughout. Half height panelled glazed door opening to side terrace.

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**SHOWER ROOM: 9' 8" x 3' 11"** (2.96m x 1.21m) Fitted with ceramic W.C., wash hand basin with a fitted base unit and a fully tiled, separately screened shower with shower attachment. Wall mounted heated towel radiator and obscured glass casement window to side.

## First floor

**LANDING:** A split-level landing with stairs rising to:

**BEDROOM 1: 18' 2" (12' 9") x 11' 8"** (5.56m (narrowing to 3.89m x 3.57m) Forming a part of a two-storey side extension, set beneath a vaulted roof line and affording a triple aspect with casement window arranged to the front and side and double doors to rear opening to Juliet balcony. Enjoying exceptional views across rolling countryside. Door to fitted wardrobe with attached hanging rail and useful fitted shelving. Further door to:

**EN-SUITE SHOWER ROOM: 8' 1" x 4' 11"** (2.47m x 1.51m) Fitted with bespoke W.C, ceramic wash hand basin with a gloss fronted base unit below and separately screened shower unit with shower attachment. Wall mounted towel radiator and obscured glass window to front.

**BEDROOM 2: 11' 4" x 10' 10"** (3.46m x 3.31m) With casement window range to front, a range of LED spotlights and hatch to the loft.

**BEDROOM 3: 11' 3" x 9' 6"** (3.45m x 2.92m) With casement window range to front, views across rolling farmland and range of spotlights. Door to airing cupboard with cylinder tank and immersion heater.

**FAMILY BATHROOM: 8' 8" x 6' 0"** (2.65m x 1.83m) Fully tiled and fitted with ceramic W.C., pedestal wash handbasin, bath with shower attachment over. Wall mounted heated towel radiator and obscured glass window to rear.

## Outside

The property is situated between the thriving villages of Assington and Bures, positioned on a rural lane with a densely planted frontage. A concrete area of hardstanding with brick framed border provides a parking area with allocated parking for two vehicles. Direct access is provided to:

**GARAGE: 17' 11" x 14' 7" (11' 11")** (5.48m x 4.45m (narrowing to 3.65m)) With electric roller door to front, light and power connected and personnel door to rear.

The rear gardens are one of the properties most striking attributes, arranged via a raised terrace providing an idyllic aspect by which to enjoy the gently undulating gardens and rolling countryside beyond.

The gardens are densely planted with a central expanse of lawn bordered by planting with both perennial and evergreen specimens, a part laurel hedge line border and a centrally positioned willow tree. Set adjacent to a low-lying stream with aspect across a tranquil, unspoilt part of the Suffolk countryside.

**TENURE:** Freehold

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

**EPC RATING:** Pending report. A copy of the energy performance certificate is available on request.

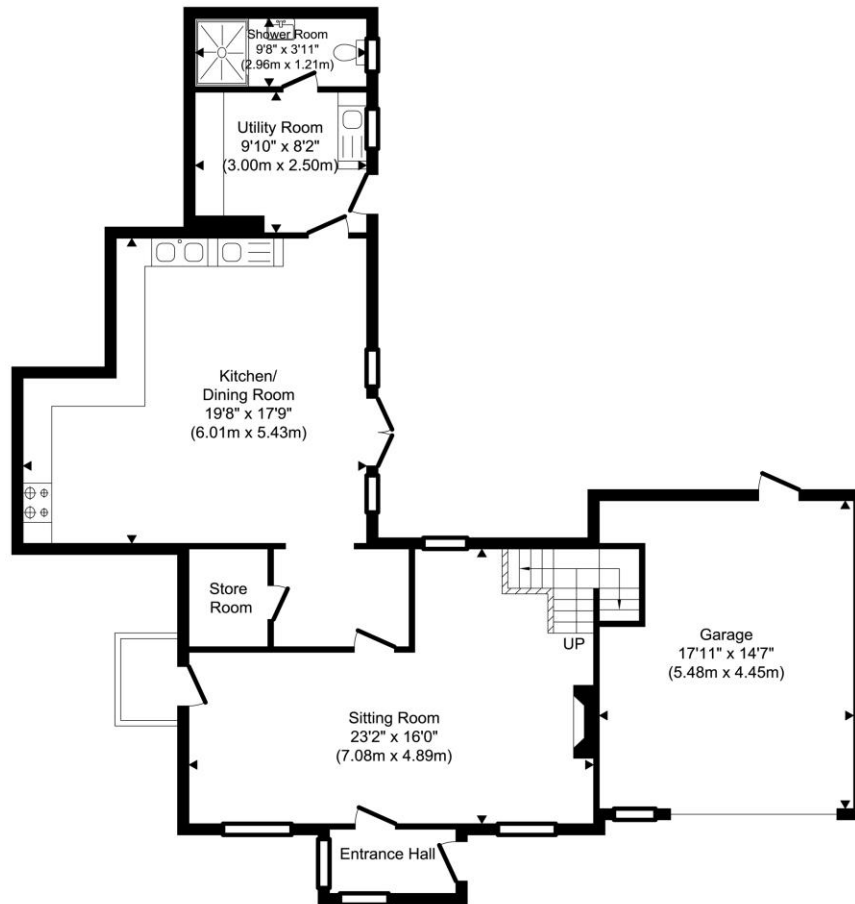
**WHAT3WORDS:** ///others.shielding.pampering

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

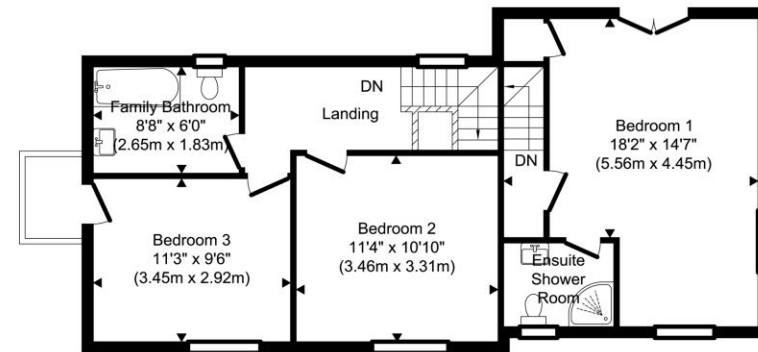
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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.



Ground Floor  
Approximate Floor Area  
1106.74 sq. ft.  
(102.82 sq. m)



First Floor  
Approximate Floor Area  
635.71 sq. ft.  
(59.06 sq. m)

TOTAL APPROX. FLOOR AREA 1742.46 SQ.FT. (161.88 SQ.M.)  
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