



DAVID
BURR

THE OLD POST OFFICE,
STOKE-BY-NAYLAND, ESSEX



Colchester North Station 7 miles, train journey time to London Liverpool Street from 50 minutes. A12 4 miles, and A14 10 miles. Littlegarth Preparatory School 3 miles and Holmwood House 8 miles distant.

- An Unlisted, extended former post office offering 2,900 sq ft of accommodation.
- Four bedroom (two en-suite).
- Constructed in 1923 and having undergone an extensive and meticulous remodelling programme over the last ten years.
- Five ground floor reception rooms.
- A ground floor bedroom enjoying a west facing aspect with en-suite facilities and views towards St Mary's Church.
- A church lounge specifically placed to embrace the unspoilt aspect towards the parish church.
- Kitchen/Breakfast room with separate utility room.
- Enjoying a central village location within walking distance of the Crown Public House and The Angel Restaurant.
- Lying within the village conservation area.
- Lying within the Dedham Vale Area of Natural Outstanding Beauty.
- Set within a total plot size of approximately 0.36 acres comprising of landscaped gardens and established borders.
- Detached garage and private driveway set behind gated access.
- Lying in the immediate vicinity of a network of countryside walks and public footpaths including the Stour Valley path.

THE OLD POST OFFICE

Stoke-By-Nayland, Essex

A four bedroom (two en-suite) detached Old Post Office offering an accommodation schedule of approximately 2,900 sq ft arranged via five reception rooms. Enjoying a central village location set within a total plot size of approximately 0.36 acres.



SITUATION

The Old Post Office enjoys a central location within the picturesque village of Stoke By Nayland, locally renowned for its array of listed buildings individual properties and picturesque street scene. One of few detached properties enjoying walking distance access to The Crown public house, The Angel restaurant and further benefitting from walking distance access to the parish church and some of the finest public footpaths and walking networks within the region. The village offers convenient access to Colchester North Station (7.8 miles) and the A12 (4.6 miles) and A134 (7.6 miles) and A14 (10 miles) distant. With facilities including a general stores and post office, a book shop, schooling and playing fields with tennis court facilities. The adjacent village of Nayland benefits from an Ofsted Outstanding rated village Primary School, a deli and riverside public house. Offering convenient access to the market town of Hadleigh (7 miles) Sudbury (7.5 miles) and the historic roman city of Colchester (6 miles) with a direct rail link to London Liverpool Street.

DESCRIPTION

The Old Post Office comprises of a five-reception room, four bedroom (two en-suite) detached village residence that has undergone considerable enhancement and extension by the current owner over the course of the past ten years. One of few unlisted, detached period properties within the highly regarded parish of Stoke By Nayland, the property is of brick construction beneath a clay tiled roof line combining original period detailing with high specification contemporary fittings and materials. Providing an internal accommodation schedule of approximately 2,900 sq ft, the property is ideally suited as a family home, lying within catchment of an Ofsted Outstanding rated village Primary School and some of the region's leading independent schools including Little Garth Preparatory School and Holmwood House. The blend of accommodation is hugely adaptable with ground floor bedroom accommodation offering considerable scope for those requiring annex/ancillary accommodation with the west facing aspect affording views across the established gardens and parish church beyond. The reception schedule comprises of what was originally the

Village Post Office, still retaining its distinctive style and characteristics with programmes of extension across the side and rear elevations creating an enveloping network of rooms, ideally suited for multiple age ranges and interests. Notable retained features include traditionally styled brick fireplaces with wood burning stoves, UPVC double glazed heritage grade windows, high quality light fittings, panelled glazed double doors opening to the church lounge and a traditionally styled solid wood, bespoke fitted kitchen. Further attributes of note include the dual aspect offered by three of the ground floor reception rooms, traditionally styled door plates with inspiration and design styles taken from classic french design styles. The three first floor bedrooms are enhanced by en-suite shower room facilities, an extensive range of fitted wardrobes and separate first floor family bathrooms, all offering an elevated aspect across the west facing rear gardens, playing fields beyond and St Marys Church distant.

Enjoying a central village location and set within a total plot size of approximately 0.36 acres, The Old Post Office is positioned within a picturesque street scene amidst an array of listed buildings, distinctive styles of architecture ranging from the Medieval to Victorian period amidst one of the regions most sought-after villages. Approached via gated access with ample private parking and a detached garage with further parking bay adjacent, a walled frontage and walkway enveloping the property. Distinctively styled beneath multiple hipped roof lines, arranged via the original Post Office and subsequent programmes of extension.

The gardens are a true hidden asset only seen from the property itself and enjoying established border planting, a range of both fledgling and mature trees, a central expanse of lawn and a west facing rear terrace. Abutting the village playing fields with multiple seating areas, mature shrubs and hedging and a beautifully appointed aspect within this rarely available location.

POSTCODE: CO6 4SA

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 123 4000) **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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

Stoke By Nayland, CO6

Approximate Area = 2918 sq ft / 274.3 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 3141 sq ft / 291.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR







Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888