



DAVID  
BURR

Castle Lodge, Powney Street,  
Milden, Suffolk





# CASTLE LODGE, POWNEY STREET, MILDEN, SUFFOLK, IP7 7AJ

Milden is a particularly well regarded hamlet enjoying close links to its nearby neighbour Lavenham which is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous Church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a good selection of shops and services. The market town of Sudbury is about 7 miles south and it provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A stunning and completely unique detached new build property built in a characterful style with a striking octagonal façade and superb gothic arched windows. Accommodation includes an open-plan kitchen/breakfast/sitting room, separate dining room/bedroom 4, utility/cloakroom and a study. Upstairs are three bedrooms and two bath/shower rooms. Private gardens surround the property and there is the additional benefit of off-road parking for two vehicles.

## **A superb newly constructed characterful house in a beautiful rural location with three bedrooms, two bath/shower rooms and private gardens and parking.**

Front door leading to:-

**ENTRANCE HALL/BOOT ROOM:** A spacious area with fitted coir matting, space for coats and shoes, brick arch window and a storage cupboard off. Solid oak thumb latch door leading to:-

**KITCHEN/BREAKFAST/SITTING ROOM:** Arranged into two distinct areas with a high-quality Howdens kitchen with a matching range of base and wall level shaker style units with solid oak worksurfaces incorporating a ceramic sink with mixer tap above and drainer to side. Free-standing Zanussi cooker with electric hob top and extractor fan above with a patterned tiled splashback, space and plumbing for a dishwasher and with plenty of storage throughout. Further space for breakfast seating. Ample room for seating around an impressive floor-to-ceiling gault brick arched fireplace with inset wood burning stove situated on a brick tiled hearth. Tall gothic arched windows allow for plenty of natural light. Solid oak staircase rising to first floor with storage cupboard below.

**DINING ROOM/BEDROOM 4:** A flexible room which could function as either a dining room, study or a fourth bedroom if required and with a barn style solid oak sliding door and gothic arched window.

**STUDY:** With fitted desk space and wall mounted shelving and space for a free-standing refrigerator/freezer adjacent to the kitchen area. Sliding door leading to:-

**UTILITY/CLOAKROOM:** With space and plumbing for a washing machine with worksurface above, traditional style WC, vanity suite with tiled splashback and arched window.

### **First Floor**

**LANDING:** With a useful double linen cupboard off with automatic lighting and doors leading to:-

**BEDROOM 1:** A well-proportioned and particularly light double bedroom with tall ceilings and two arched windows with a beautiful outlook over neighbouring countryside. Useful fitted wardrobe off with inset shelving, hanging rail and automatic lighting.

**BEDROOM 2:** A further double room with an incredible far-reaching view over countryside. Fitted wardrobe with automatic lighting off.



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**BEDROOM 3:** An ideal guest bedroom with a gothic arched window and double doors opening onto the airing cupboard.

**BATHROOM:** Containing a panelled bath with mixer tap and shower attachment over, traditional style WC, Burlington pedestal wash hand basin with patterned tiled splashback and a chrome heated towel rail.

**SHOWER ROOM:** Containing a double-width shower with porcelain tiled surround, traditional style WC, vanity suite and a chrome heated towel rail.

## Outside

The property is approached via a private track which serves just a small number of dwellings. The track leads onto an area of private **OFF-ROAD PARKING** for two vehicles. A pedestrian gate leads into the garden which contains areas of lawn and is enclosed by a newly planted yew tree hedge and fencing. A stone paved pathway leads up to the property's front door. The gardens continue around the property where, to the rear, will stand an outbuilding for storage.

**SERVICES:** Main water. Private drainage by sewage treatment plant (shared). Mains electricity connected. Underfloor heating by air source heat pump to both the ground and first floors. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

This property is professionally managed by David Burr in Long Melford.

**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** TBC.

**PRICE:** £1,850 pcm

**DEPOSIT:** £2,134.61

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

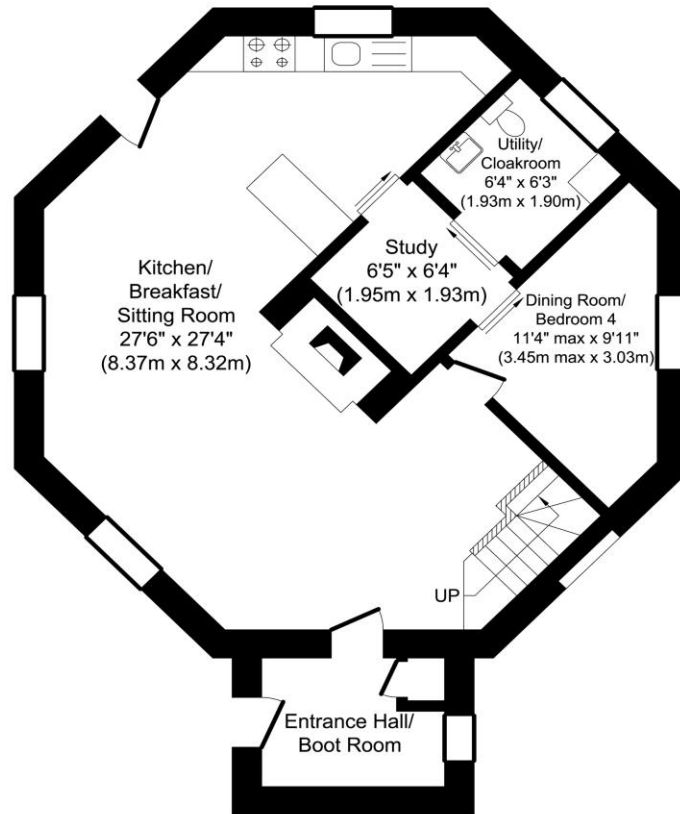
**CONSTRUCTION TYPE:** Block

**WHAT3WORDS:** glass.remarking.submerged

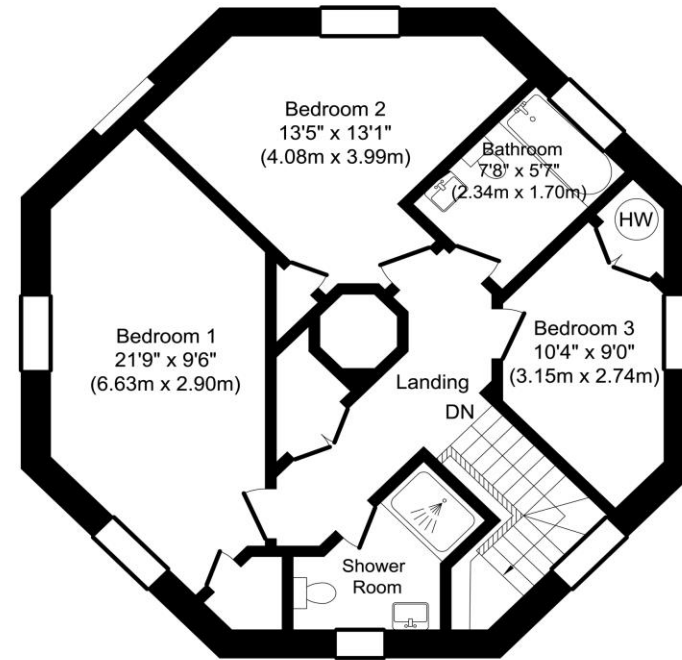
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
678.12 sq. ft.  
(63.00 sq. m)



First Floor  
Approximate Floor Area  
604.39 sq. ft.  
(56.15 sq. m)

TOTAL APPROX. FLOOR AREA 1282.52 SQ.FT. (119.15 SQ.M.)

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