



DAVID
BURR

2 ORCHARD COTTAGES
STOKE-BY-NAYLAND, SUFFOLK

Colchester North Station 8 miles, train journey time to London Liverpool Street from 50 minutes. A12 6 miles, Manningtree 11 miles. Stansted Airport approximately 58-minute drive.

- An attractive three-bedroom semi-detached period cottage
- Set back from Scotland Street in a highly regarded village location
- Situated within the Dedham Vale Area of Outstanding Natural Beauty
- Located in a designated Conservation Area
- Dual-aspect sitting room with stripped wooden floors and garden views
- Character features including crittall-style windows and fireplaces
- Versatile outbuilding offering useful storage space
- Pretty rear gardens providing a private and peaceful outlook
- Easy access to Colchester and Sudbury for wider services
- Well connected by rail links to London Liverpool Street
- Ideal balance of rural charm and commuter convenience
- **No Onward Chain**

2 Orchard Cottages

Stoke-By-Nayland, Suffolk

2 Orchard Cottages is a charming three-bedroom semi-detached period home set in the picturesque village of Stoke-by-Nayland, within the Dedham Vale Area of Outstanding Natural Beauty and a designated Conservation Area. Offering characterful accommodation with garden views and easy access to local amenities, nearby towns, and London rail links, it combines rural charm with excellent connectivity.



SITUATION

The location is a key highlight of this property. Stoke-by-Nayland is one of Suffolk's most picturesque and desirable villages, renowned for its historic timber-framed buildings, village green, and vibrant community spirit. Situated within the Dedham Vale AONB, the area is celebrated for its stunning countryside and association with the artist John Constable, offering a quintessential English rural setting with excellent walking and cycling routes on the doorstep. Local amenities include two renowned public houses, a primary school, a village shop, and a church, all within walking distance.

Despite its peaceful rural position, the property enjoys excellent connectivity. The nearby towns of Colchester and Sudbury, Suffolk provide wider shopping, dining, and leisure facilities, along with mainline railway services to London Liverpool Street station. This balance of countryside living and accessibility makes 1 Orchard Cottages an ideal choice for those seeking both charm and convenience in a quintessential Suffolk setting.

DESCRIPTION

2 Orchard Cottages is an attractive three-bedroom semi-detached period property set discreetly back from Scotland Street in the heart of the highly sought-after village of Stoke-by-Nayland. Nestled within the Dedham Vale Area of Outstanding Natural Beauty and located in a designated Conservation Area, this charming home offers well-proportioned accommodation, characterful features, and picturesque views over its rear gardens. The entrance leads through a welcoming dining room with crittall-style windows and a fireplace (presently sealed), setting a warm and traditional tone. A light-filled dual-aspect sitting room benefits from stripped wooden flooring, a central fireplace, and tranquil views across the garden. The fitted kitchen provides a functional and inviting space for everyday living, with direct access to a versatile outbuilding currently used for storage. Upstairs, three well-sized bedrooms—two doubles and one single—are served by a family bathroom, offering comfortable accommodation for family life or guests.

Externally, the property enjoys a pretty garden setting, enhancing its sense of privacy and rural charm. While there is currently no off-street parking, there may be scope for future alterations subject to the necessary consents.

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

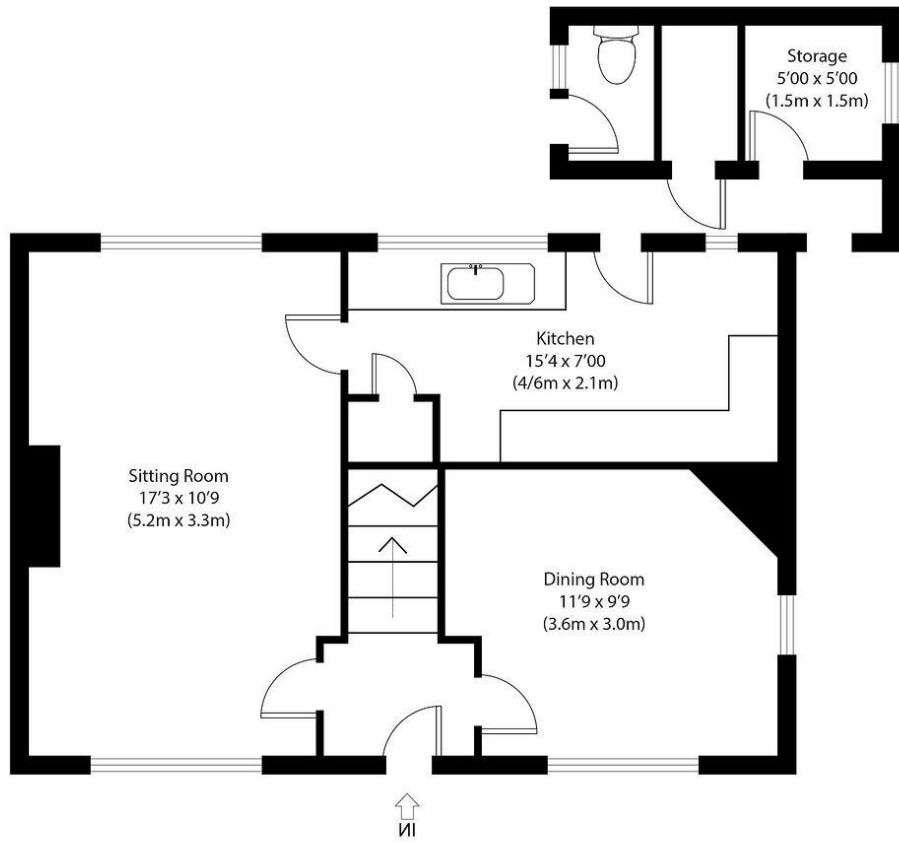
POSTCODE: CO6 4QD

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

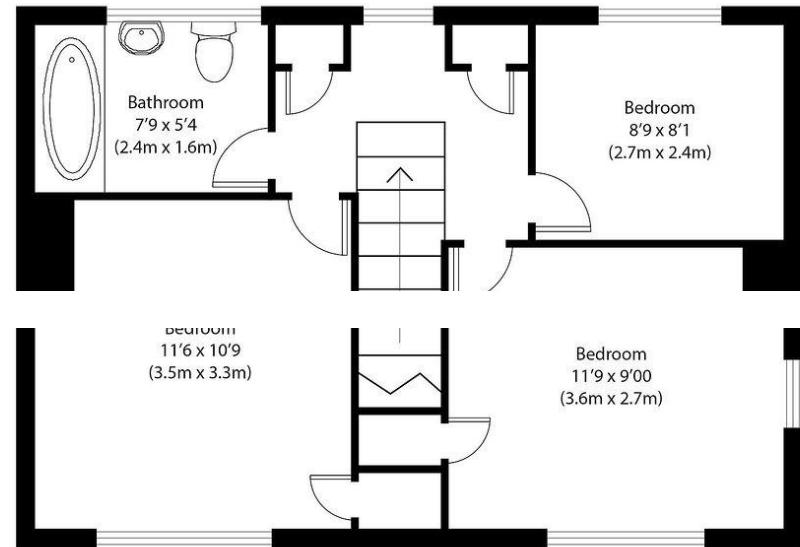
EPC RATING: E. A copy of the energy performance certificate is available on request.

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





Ground Floor



First Floor



Approximate Gross Internal Area
1030 sq ft (96 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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