

Summary

Approximate Room Sizes

VENDOR COMMENTS "Stow Cottage has been our family home where our children grew up and we've loved living there. Our favourite aspects of Stow Cottage are the character of the property, with two staircases, the lounge with its inglenook fireplace (which keeps the whole house warm) and the wooden beams. All three of the bedrooms have had double beds in them and that cosiness is part of living in a cottage. The children learned to ride their bikes up and down the track which serves our property, and having the village playing field just across the road meant there was always plenty of space for playing games. It is a friendly village and well-served with buses to Sudbury, Ipswich and Colchester, where there are frequent fast trains to London, so whilst living in the beautiful Suffolk countryside we can also easily be in central London within 75 minutes of leaving home. The wrap-around garden gives a real sense of being properly detached with direct neighbours on one side only and on the other side part of the village green which provides ample additional parking spaces for visitors. We are in the catchment for Boxford primary school, which is rated as outstanding by Ofsted."

THE PROPERTY As you approach the property, you'll notice its timeless appeal, with multiple access points adding to its distinctive charm. The main entrance is situated to the side, leading you through a courtyard or driveway, where a stable door opens into the heart of the home: the country-style kitchen. This beautifully appointed space features shaker-style units, beechwood work surfaces, and an inset butler sink, complemented by modern appliances including a Neff four-ring electric hob. The kitchen is thoughtfully designed with practicality in mind, offering ample space for a dishwasher, washing machine, tumble dryer, fridge, and freezer. From here, you can access both the cosy lounge and

the formal dining room, creating a seamless flow throughout the ground floor.

The generously sized dining room, with its large window and patio doors leading to the courtyard, serves as an ideal space for entertaining guests or enjoying family meals. Meanwhile, the pammet-tiled lounge is the heart of the home, exuding warmth and character with its inglenook fireplace, wood burner, and exposed beams. This room also provides access to the first floor and the side garden, further enhancing the cottage's versatility.

A bright inner hallway, illuminated by double glazed patio doors, leads to the ground floor bathroom and a versatile reception room, perfect for use as a snug or home office. The bathroom itself is a luxurious retreat, featuring a jacuzzi bath, separate shower cubicle, WC, wash hand basin, and a heated towel rail.

Ascending the stairs from the inner hallway, you'll find a landing with built-in storage cupboards, a convenient WC with a Velux window, and two of the cottage's four bedrooms, both equipped with table lamp circuits for added convenience. The second set of stairs, accessed from the lounge, leads to a small landing with additional storage and bedroom 3, plus a small box room which could be used as a dressing room or even a small bedroom.

Outside, the cottage is surrounded by a beautifully landscaped garden, beginning with a courtyard seating area that could also serve as a driveway. This area provides access to the workshop, complete with power, lighting, and loft storage. The southern section of the garden is predominantly laid to lawn, with raised flowerbeds, a shingled pathway leading to two garden sheds, and an 8ft x 8ft green aluminium greenhouse. A gate from here leads to a paved and gravelled barbeque area, perfect for outdoor entertaining, and featuring a raised brick water feature and additional flowerbeds. The garden is completed by a

driveway offering parking for 2-3 vehicles, ensuring ample space for residents and guests alike.

THE LOCATION Newton Green is a charming village located in Suffolk, known for its picturesque setting and community-oriented atmosphere. The village is centred around a large, scenic green, and home to the historic Newton Green Golf Club. Established in 1907, this club offers residents unique access to an original 9-hole course set on common land, and full members enjoy discounted access to the more extensive 18-hole course.

The local pub, The Saracens Head, is a focal point of the village. This 15th-century establishment offers more than just a place to enjoy a pint; it also houses a handy village shop, making it a convenient stop for daily essentials. The Saracens Head is just a short stroll from the golf course, making it a popular spot for both locals and visitors alike.

Newton Green is well-connected to nearby towns, with Sudbury just 3 miles away, offering a range of shops, amenities, and a train station with links to London. Hadleigh and Colchester are also within easy reach, providing further options for shopping, dining, and entertainment.

The village is surrounded by lush countryside, offering scenic

walking trails and stunning views of the Suffolk landscape. The area's natural beauty provides a peaceful retreat for nature lovers and outdoor enthusiasts. For those seeking a blend of tranquil village life with easy access to larger towns, Newton Green offers an ideal setting.

AGENTS NOTE Property Construction – C18 timber-framed and plastered cottage

Utilities – Mains Water, Mains Electric, Mains Drainage, Mix of LPG Gas Fired & Electric Storage Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

Note - There are signs of a leak from the flat roof into the dining room. We advise all buyers to investigate this further prior to progressing with any potential purchase.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Post Code – CO10 0QS

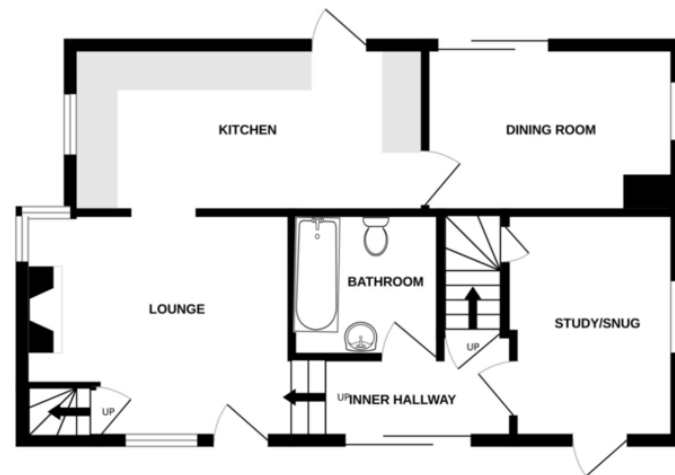
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



- DINING ROOM 16' 4" x 11' 9" (4.98m x 3.58m)
- KITCHEN 14' 7" x 9' 2" (4.44m x 2.79m)
- LOUNGE 13' 7" x 12' 6" (4.14m x 3.81m)
- STUDY 11' 3" x 7' 5" (3.43m x 2.26m)
- BATHROOM 9' 3" x 6' 2" (2.82m x 1.88m)
- BEDROOM 1 9' 10" x 9' 0" (3m x 2.74m)
- BEDROOM 2 9' 10" x 8' 8" (3m x 2.64m)
- BEDROOM 3 12' 9" x 7' 0" (3.89m x 2.13m)
- BOX ROOM 7' 0" x 6' 6" (2.13m x 1.98m)
- WORKSHOP 19' 8" x 11' 1" (5.99m x 3.38m)

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sudbury Road | Newton | CO10 0QS

£365,000

Cosy detached cottage located in the beautiful village of Newton. The cottage benefits from 3 bedrooms, a kitchen, dining room, lounge with wood burning stove, study room, ground floor bath/shower room and a second w/c upstairs. Wrap around gardens with workshop and off road parking.

- Grade II Listed
- Three Bedrooms & Box Room
- Dining Room
- Kitchen
- Lounge With Wood Burning Stove
- Study Room
- Ground Floor Bath/Shower Room