



**£350,000 - £365,000**

Sudbury Road, Newton





A home full of character and charm, this delightful cottage offers flexible living with multiple access points and a beautifully landscaped wrap-around garden. Enter via the courtyard or driveway into a country-style kitchen, featuring shaker units, beechwood worktops, a butler sink, and modern appliances including a Neff hob. There's ample space for all utilities and seamless access to both a cosy lounge and a generous dining room.

The dining room boasts patio doors to the courtyard—perfect for entertaining—while the lounge features pamment tiles, exposed beams, and a stunning inglenook fireplace with wood burner. This inviting space also provides access to the first floor and side garden.

A bright inner hall leads to a versatile snug/home office and a luxurious bathroom complete with jacuzzi bath, separate shower, and heated towel rail. Upstairs, two staircases serve different wings of the home. From the lounge, stairs lead to bedroom 3 and a box room/dressing room. The main stairs from the hallway access a landing with WC and two further bedrooms, both with integrated lamp circuits.

Outside, the cottage offers an enchanting mix of spaces: a courtyard (doubling as parking), workshop with power and loft storage, lawn with flowerbeds, greenhouse, BBQ area, and further driveway parking for 2–3 cars.

#### LOCATION

Newton Green is a scenic Suffolk village centred around a green and home to the historic Newton Green Golf Club. Amenities include a 15th-century pub with village shop and strong transport links to Sudbury (3 miles), Hadleigh, and Colchester—offering access to London within 75 minutes.







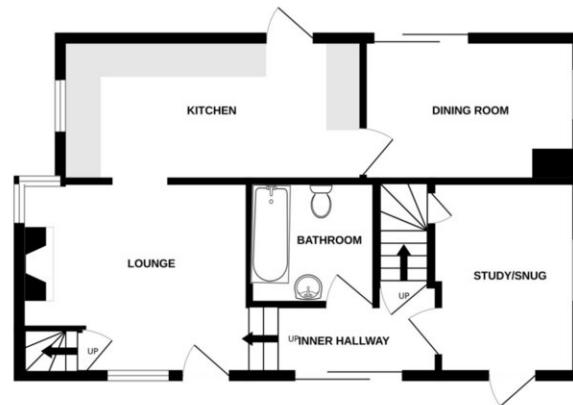








GROUND FLOOR



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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Council & Council Tax Band – D -  
Babergh District Council

Tenure – Freehold

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  
downloads 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 possible leak  
from the flat roof into the dining room.  
The vendor has informed us they will  
fund investigation and repair, after  
contracts are signed.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS