



Little Orchard

Church Road, Twinstead, Sudbury, Essex/Suffolk border

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming five bedroom detached home with self contained annexe set in 1.25 acres.

Enjoying a peaceful and private setting nestled within the quiet village of Twinstead on the Suffolk and Essex border is this charming five bedroom detached home. This property enjoys views over open countryside



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGING OUTBUILDING



1.25 ACRES



FREEHOLD



RURAL/VILLAGE



2,180 SQ FT



**GUIDE PRICE
£850,000**



The property

Found in a quiet, village setting with open countryside views. Originally constructed in the mid-1940s, Little Orchard has undergone substantial and sympathetic renovations during the 1980s and 1990s allowing for the convenience expected by modern living standards whilst retaining the charm expected from its former character. Benefitting from an array of useful outbuildings and sheds, the property is set over two floors and offers 2,180 sq ft of accommodation, including a self contained annexe.

The ground floor accommodation flows from a welcoming entrance hall finished with mosaic tiled flooring and stairs rising to the first floor. The ground floor enjoys two reception rooms and a kitchen/diner, of which provides a traditional finish fit with a range of base level units with solid oak work surfaces and enjoys views over the substantial garden space. Access to the annexe can be gained from the ground floor comprising of a study/snug and kitchenette with direct access to the double garage. There is a staircase from the snug leading to the annexe bedroom.

To the first floor are five well proportioned bedrooms. The principal bedroom suite enjoys far reaching views over picturesque open countryside. A family bathroom and shower room can also be found on the first floor.



Outside

Tucked away down a quiet country lane, Little Orchard sits behind a secure gated driveway providing ample off-street parking. To the bottom of the plot is also gated vehicular access if required. A generous double garage includes a workshop area with automatic doors and rear access, currently utilised for storing garden equipment, tools, and outdoor furniture. This space could potentially be converted to offer additional accommodation, pending necessary planning approvals.

Location

The small village of Twinstead lies in a rural position between the towns of Sudbury and Halstead on the Essex/Suffolk border. The village has a parish church and a village hall, while there is a farm shop and a local pub in nearby Wickham St. Paul and Pebmarsh. The larger village of Sible Hedingham has several local shops, while Sudbury and Halstead provide access to a choice of supermarkets and high street shops, as well as various other facilities. Schooling is available in the surrounding villages, including primary schools in Pebmarsh and Bulmer, while the nearest secondary school is in Hedingham. Local transport connections include the A12 and the A120, which lead to the M25 and M11. Rail services are available from Sudbury, Marks Tey and White Colne.



Distances

- Halstead 5.6 miles
- Marks Tey 11.8 miles
- Colchester 14.7 miles
- Bury St. Edmunds 20.8 miles
- Ipswich 24.6 miles

Nearby Stations

- Marks Tey
- Sudbury

Key Locations

- Long Melford
- Dedham
- Sudbury

Nearby Schools

- Woodhall Primary School
- Pot Kiln Primary School
- Hedingham Secondary School
- Thomas Gainsborough School
- Woodbridge School



Floorplans

Main House internal area 2,180 sq ft (204 sq m)

For identification purposes only.

Directions

CO10 7NA

what3words: ///busy.longingly.third - brings you to the driveway

General

Local Authority: Braintree

Services: Mains water and electricity. Private drainage system which to the best of her knowledge the vendor believes is compliant. It also features solar panels and a recently installed airtsource heat pump for heating. It's worth noting that the solar panels benefit from the "old style" feed-in tariff. The south-facing orientation of the house allows for a quarterly return of approximately £150 to £100, depending on the season. These savings are reflected in reduced daytime operating expenses, thanks to the energy-efficient "all-electric" air source heat pump, which was installed in August 2021 and is a Mitsubishi Ecodan system.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647212/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

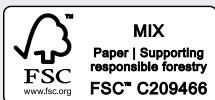
Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

