



Mayfield
Alphamstone, Suffolk

Strutt
& Parker

Land and property. Since 1885.



5,372 sq ft (499 sq m) | Freehold
Swimming pool & pool house | 7 bedrooms to main house
Equestrian facilities | Quiet position
Landscaped gardens | Renovated throughout
In all 3.32 acres

Offers Over £1,750,000

A stunning country house with exquisite bespoke styling and delightful, extensive gardens and grounds with swimming pool, pool house and stables, occupying a peaceful rural Essex/Suffolk border setting.

Mayfield is a stunning and substantial detached home, set within extensive gardens and grounds and surrounded by rolling countryside typical of West Suffolk. The property features splendid white painted elevations and handsome Tuscan-style columns at its entrance, while inside there are exceptional bespoke fittings and elegant décor throughout.

There are four impressive reception rooms on the ground level, including the generous sitting room and dining room at the rear, with its wooden parquet flooring, panelled walls, built-in storage and fireplace fitted with a log burner. Sliding glass doors open to the sunny conservatory, which faces south and provides views across the beautiful gardens, while connecting to the kitchen in an open-plan layout. The kitchen itself has shaker-style units, a central island with a breakfast table and an Everhot enamelled cast-iron range. Further ground floor living and entertaining space includes the sunny drawing room with its full-height windows and sliding glass doors to the gardens, and the family room with its striking brick-built fireplace, providing a relaxed environment in which to enjoy peaceful down time.

Stairs lead from the beautifully presented reception hall to the first-floor landing, where there are five bedrooms, one of which is ideal for use as a study. The principal bedroom has its own dressing room and a luxury en suite bathroom, which opens to the front balcony, while the first floor also has a family bathroom. A further double bedroom and a large play room with potential use as an additional bedroom, can be found on the second floor.

Outside, the gardens surrounding the house include far-reaching lawns, interspersed with numerous mature trees and shrubs. Immediately surrounding the house is extensive terracing, ideal for al fresco dining and entertaining. Set away from the property is an outdoor heated swimming pool with its own sun terrace and a pool house with a sauna, and benefitting from a cloakroom and kitchenette, creating an ideal entertaining space away from the main house. The grounds, which in total extend to 3.32 acres, also include two stables with adjoining tack rooms, an all-weather manège and a meadow. There is ample parking with the property approached over a sweeping gravel driveway, and a detached garage providing useful storage space.

Location

The property is set in a rural position to the edge of the village of Alphamstone, near to the small village of Bures on the Essex/Suffolk border. Surrounded by beautiful rolling countryside, the property is within easy reach of the desirable town of Sudbury, while Halstead and the historic city of Colchester are also close-at-hand. Bures has several amenities including a village hall, a community centre, a tea room and two pubs, while Sudbury offers a choice of high street shops and large supermarkets. Further shopping, supermarkets and leisure facilities can be found in Colchester. The area is well connected by road, with good connections to the M11 and A12. Bures has a station, providing hourly Greater Anglia services, while more regular direct services to London can be found in Colchester, or via Marks Tey from Sudbury.

Postcode region: CO8

General

Local Authority: Braintree District Council

Services: Mains water and electricity services are connected.

Private drainage which we understand complies with the current regulations. Oil-fired central heating.

Council Tax: Band F

EPC Rating: E

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



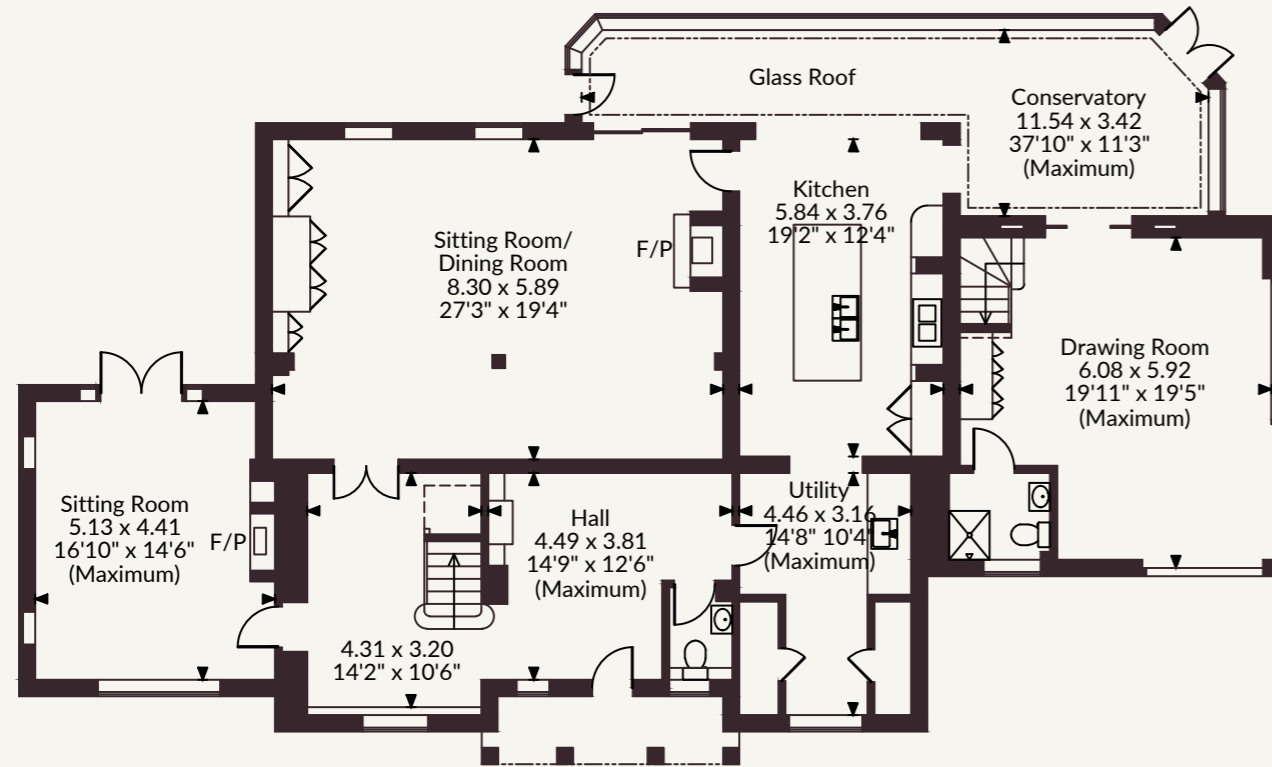
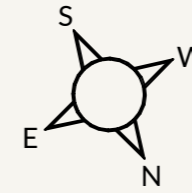
Mayfield Goulds Road, Alphamstone

Main House internal area 4,216 sq ft (381 sq m)

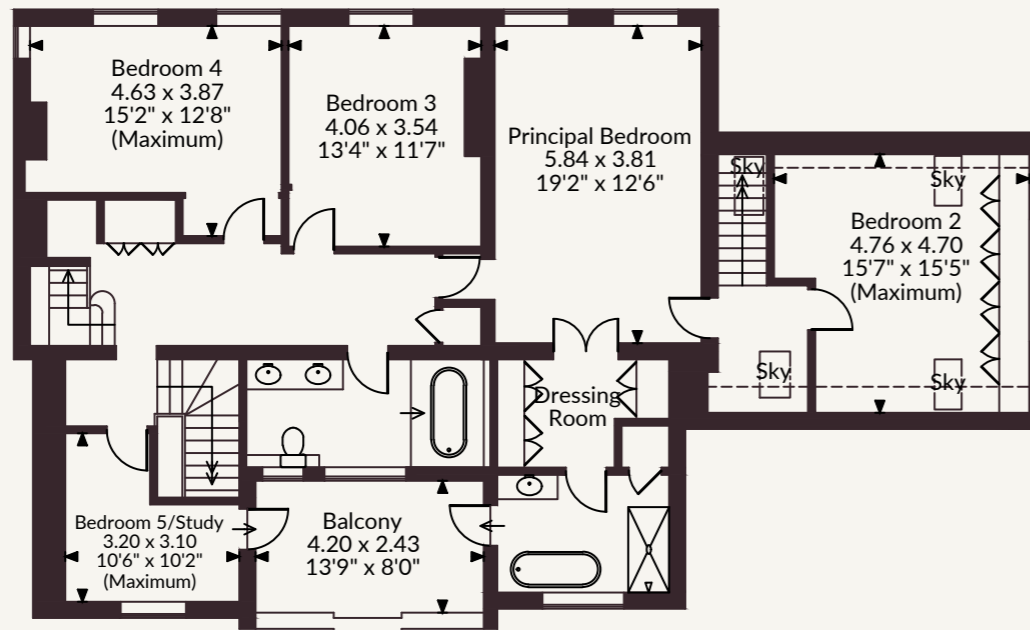
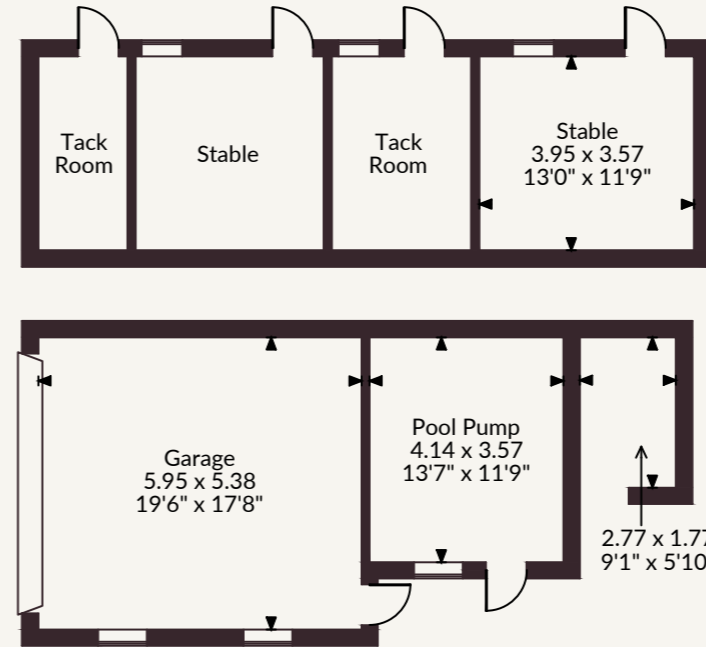
Garage internal area 345 sq ft (32 sq m)

Stables, Pump Room And Pool House internal area 922 sq ft (86 sq m)

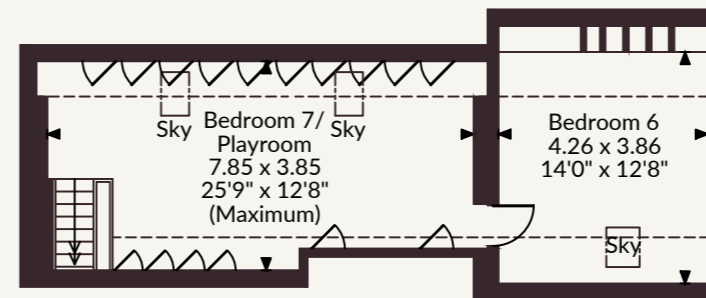
Total internal area 5,483 sq ft (509 sq m)



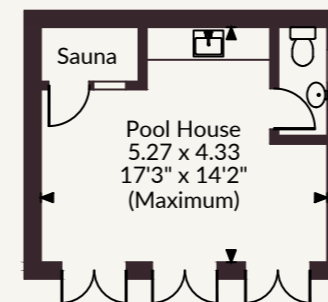
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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