



The Old Maltings, Stratford St. Mary, Suffolk

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3 The Old Maltings Lower Street Stratford St. Mary Near Dedham Suffolk CO7 6FA

A beautiful 3 bedroom duplex with communal gardens and gated underground parking, positioned in Stratford St. Mary near Dedham.

Dedham 1 mile, Manningtree 7.5 miles (London Liverpool Street about 60 minutes), Colchester 7.6 miles

Entrance hall | Opening plan sitting/dining/kitchen area | 3 Double bedrooms all with en suites | Ample storage | Secure gated parking | Additional exterior parking | Bike/Garden storage | Communal gardens
EPC Rating B

The property

In the desirable village of Stratford St. Mary, only a mile away from Dedham and the River Stour, this charming 3 bedroom duplex combines period features with stunning contemporary furnishings and is arranged over two floors.

The accommodation radiates from a wide entrance hall with plenty of storage to either side. Further in, is access to the spacious open plan living space with stunning feature beams and part vaulted ceilings; features that appear throughout the accommodation. A contemporary kitchen with island and breakfast bar enjoys an open view towards both the bright dining area and sitting room, making this whole space simply perfect for entertaining. Skylights above add to the room to give plenty of natural light. The three double bedrooms flow across both the ground and first floors of this unique maltings conversion, one to the ground floor and all of which have contemporary en

suite facilities. Of particular note, the principal bedroom is flooded with natural light and fantastic views of the night sky with the vaulted ceiling and sky lights. The vendors have added plenty of luxury furnishings like fitted blinds and shutters making this a 'ready to move in' prospect for a purchaser.

Outside

Unlike so many properties in this popular spot, The Old Maltings benefits from plenty of parking, both secure gated underground parking, and further towards the rear of the property. There is also a useful storage unit for bikes of other outdoor equipment. The gardens are fully enclosed with a wooden fence with paved walkways bordered with flowers, offering an ideal spot to enjoy the outside without the maintenance.

Location

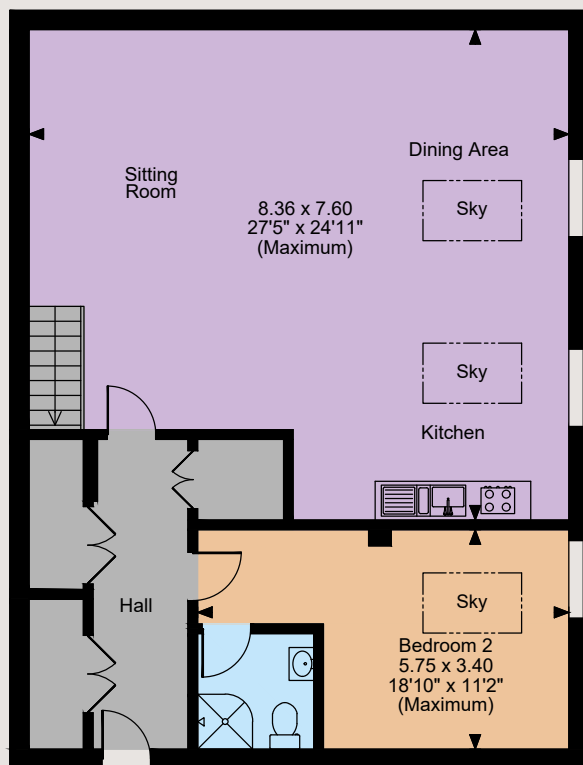
The property lies within the Dedham Vale Area of Outstanding Natural Beauty, in the heart of the Suffolk village of Stratford St. Mary. The village offers several amenities, including a post office, village store, two pubs, a great restaurant, a local farm shop and a primary school. There are also a number of activities easily accessible locally, with walking and paddle boarding along the St Edmund's Way and Stour Valley Path very close by. The neighbouring village of Dedham provides several further amenities including the outstanding-rated Dedham Church of England Primary School, as well as a number of local eateries, shops, pubs and Riverside leisure pursuits.

The historic city of Colchester is just six miles south, offering a choice of shops, supermarkets and leisure facilities. Colchester also provides a wide variety of schooling options and a mainline station to London; though many choose to travel from Manningtree railway station as it is only 7 miles away. The area is well connected with the A12 nearby and the A120 within easy reach, providing routes towards Ipswich, Colchester and Stansted Airport.

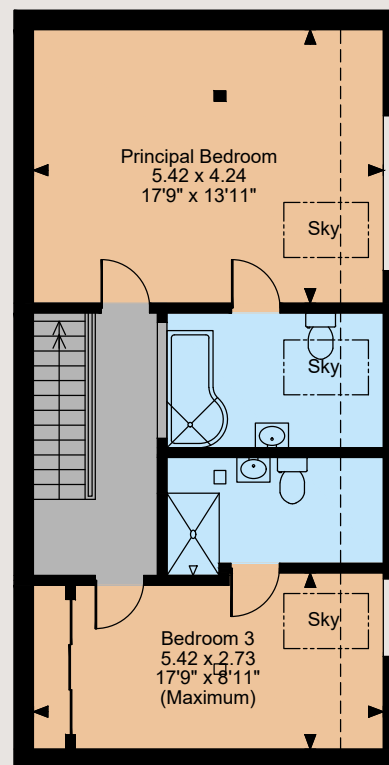




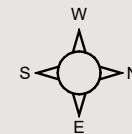
Floorplans
House internal area 1,556 sq ft (145 sq m)
Storage unit for bikes etc about 150 sq ft
For identification purposes only.



Ground Floor



First Floor



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

□ □ □ □ Denotes restricted head height

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Directions

Heading north on the A12 take the exit towards Stratford St Mary, Dedham and follow the road for approximately 1.2 miles, and the property can be found on your right hand side.

General

Local Authority: Babergh District Council

Services: Gas central heating. All other main services are connected.

Council Tax: Band E

Tenure: Leasehold (share of freehold) 993 years

Guide Price: £500,000

Suffolk

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