



The Old Rectory, Little Henny, Sudbury, Suffolk

The Old Rectory

Little Henny

Sudbury

Suffolk

CO10 7NH

Positioned in gently rolling countryside, is this beautifully presented Grade II Listed former Rectory with separate cottage and 22 acres of gardens and grounds.

Sudbury Station (with trains via Marks Tey to London Liverpool Street in approx. 80 minutes), 3.6 miles, Halstead 6 miles, Colchester 14 miles (trains to London Liverpool Street in approx. 55 minutes), Bury St. Edmunds 20 miles.

Reception Hall | Dining Room | Drawing Room | Morning Room | Library | Conservatory | Kitchen Scullery | Boot Room | Wine cellars | Living Room | Guest Bedroom with en suite | Principal Bedroom with en suite bathroom | 4 Further bedrooms | 2 Family Bathrooms | Linen store Attic space | Central Courtyard

Cottage: Living Room | Conservatory | Kitchen/Breakfast Room | 2 Double and 1 Single Bedrooms | Family Bathroom | Shower room

Outbuildings including Barns, Potting Sheds, Garaging and Stores | Beautifully manicured gardens and grounds | Kitchen garden | Croquet lawn | Tennis Court | Arable land | EPC rating E

In all about 22 acres.

The property

The Old Rectory is a wonderful, Grade II Listed country house, believed to date to the 17th Century with possible earlier origins. Constructed of part timber framing under a gabled peg tiled roof, with later 19th and 20th century editions built in brick under a slate tiled

roof, the original part of the property has rendered elevations.

Enjoying an enviable position amidst the beautiful countryside of the Suffolk/Essex boarder, this fine home sits centrally within its 22 acres of immaculate gardens and grounds, and includes a separate cottage, a number of useful outbuildings, a tennis court, croquet lawn, and pond.

Internally, the accommodation radiates from a welcoming reception hall, offering spacious and well-proportioned rooms. On the ground floor are four principal reception rooms together with a kitchen with scullery and boot room, a conservatory, and a guest wing with living room and bedroom suite; though this could be incorporated as additional entertaining space. In the centre of the property is a hidden courtyard, a great spot to enjoy a morning coffee. Whilst on the first floor are five bedrooms, one with en-suite and two family bathroom; of particular note, the principle bedroom is an impressive 27ft by 25ft room with lovely views over the gardens, grounds and countryside beyond.

The Cottage

A delightful gault brick and black weather bordered cottage sits away from the main house, neighbouring the barns and outbuildings. Internally, the single storey residence comprises, three bedrooms, a living room with conservatory, an open plan kitchen/family room with utility, along with a bathroom and shower room. The cottage presently serves as staff accommodation but would also make an excellent guest cottage.





Outside

Centrally positioned within its grounds, The Old Rectory has an impressive approach, with a tree-lined gravel drive that extends through the grounds, leading to the cottage and barns, before sweeping round to the front of the property.

The gardens surrounding the house itself are beautifully designed and manicured, with smartly clipped lawns, mature flower borders and specimen planting. Of particular delight, at the back of the house is a generous York stone terrace that weaves through a tree lined walk way and is accessed directly from the conservatory/garden room. Following on from the terrace and formal lawns, are steps down to a beautiful sunken pond with herringbone brick path surround and alfresco dining spot.

To the front of the house, is a large flat lawn often used as a croquet lawn, bordered on all sides by a variety of other formal and informal gardens, filled with more box hedging and central stone terraces with focal features, tree lined walkways above taller grass lawns that are interspersed with wild flowers and curved mowed pathways. Within the grounds, is also a kitchen garden, a tennis court with hedge surround, and areas of pasture and arable cultivation. The property includes two substantial fields (each about 5 acres) and with ample space for stables/loose boxes, would be excellent for equestrian pursuits.

There are a number of useful outbuildings and barns within the grounds, the formal areas of the garden are watered by a computerised irrigation system.



Location

A few miles north, is the market town of Sudbury which sits on the River Stour, forming part of the Stour Valley which leads through to the Dedham Vale Area of Outstanding Natural Beauty. The area is known widely for its countryside, rivers, unspoilt villages, hamlets and towns; and being one of the prettiest parts of the Suffolk/Essex border.

The market towns of Sudbury with branch line rail service and Halstead, along with the Mediaeval village of Lavenham are all within a few miles respectively and have a range of shopping and recreational facilities. The A12, Colchester and Braintree are about 12 -14 miles to the south; the latter two have an extensive range of facilities and a mainline rail service to London Liverpool Street taking less than an hour.

The area has excellent sporting and leisure opportunities, including a number of golf courses water activities on the river and many excellent areas for walking, riding and also bird watching. There are a number of excellent schools in the area, private, state and grammar.

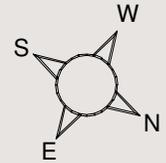






Floorplans

Main House internal area 5,917 sq ft (550 sq m)
 Garages internal area 424 sq ft (39 sq m)
 Outbuildings internal area 1,729 sq ft (161 sq m)
 Cottage internal area 1,444 sq ft (134 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

From Sudbury, head south west on the A131 towards Bulmer Tye for approximately 2 miles. Once in the village of Bulmer Tye, turn left onto Ryes Lane and continue onto Great Henny after 0.6 miles. Follow this road, passing a farm yard on your left hand side, where the driveway entrance to The Old Rectory is marked clearly immediately after, on your left.

General

Local Authority: Braintree District Council – 01376 552525

Services: Oil fired central heating and private drainage (the vendor's service provider has confirmed it is compliant, and is currently investigating if a certificate is required). The property is connected to mains electricity. The water mains have been turned off as the property is served by its own bore hole but the mains connection is maintained and can be turned on at any time.

Council Tax: Band G & E

Tenure: Freehold

Guide Price: £2,900,000

Agents Note: There is a bridle path that runs along part of the north drive of the property.

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

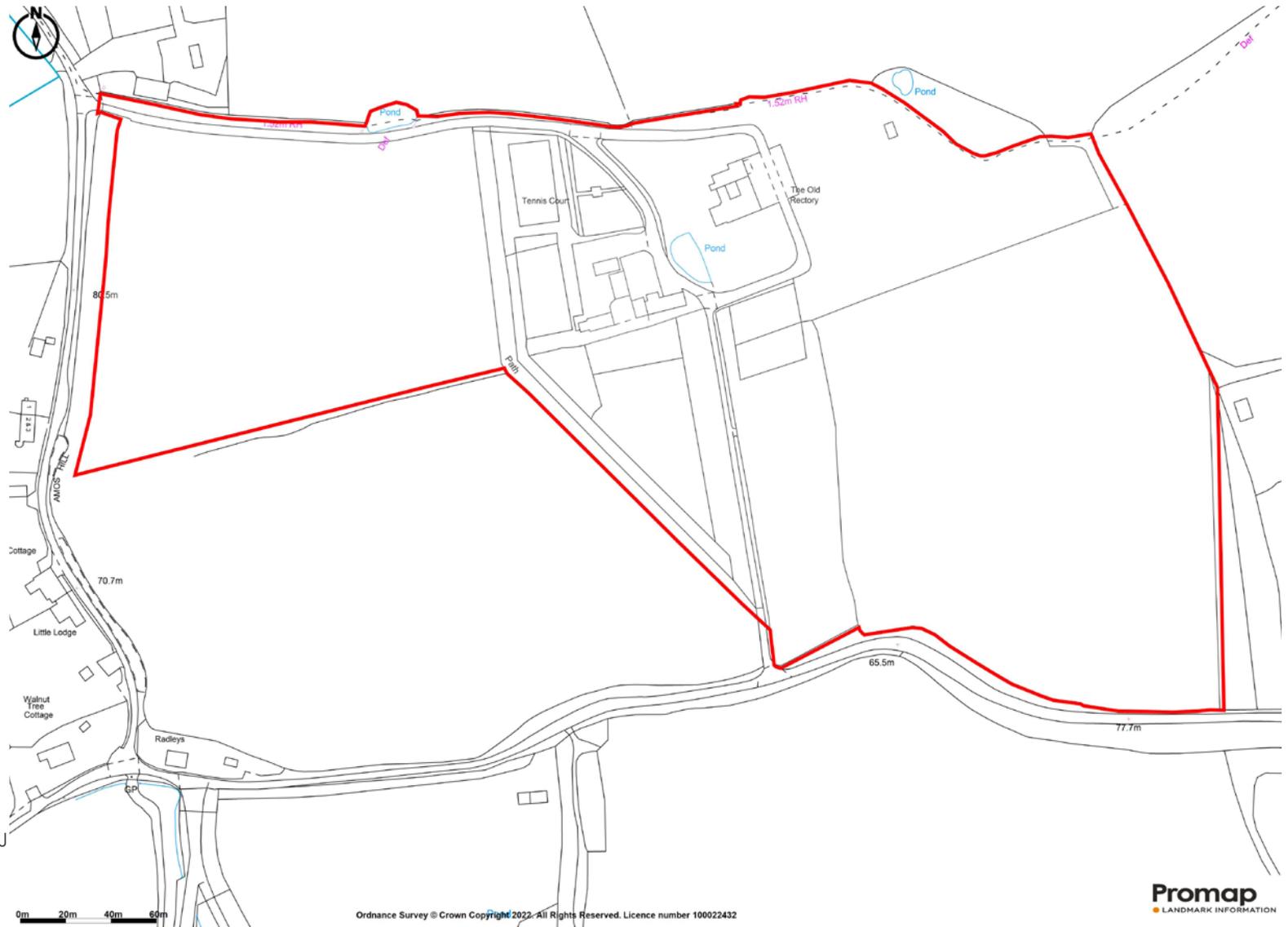
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