



Park House

Sherbourne Street, Edwardstone, Sudbury, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Spacious 5 bedroom family home with generous plot and country views, in idyllic village setting.

A beautifully presented detached family home extending to almost 2,500sqft of flexible accommodation enjoying far-reaching views.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.42 ACRES



FREEHOLD



RURAL/VILLAGE



2,499 SQ FT



**GUIDE PRICE
£935,000**



The property

Located in the picturesque village of Edwardstone, Park House is a beautiful detached five bedroom family home offering flexible accommodation arranged over two floors and is surrounded by open countryside.

The ground floor accommodation is accessed via the welcoming reception hall with a staircase leading to the first floor and consists of a dual aspect sitting room with a feature Bodart & Gonay multi fuel burning stove, a dining room with views over the rear gardens and a spacious family room with doors opening to the rear terrace. There is a well-proportioned kitchen/breakfast room fitted with a range of units with plenty of storage and integrated appliances, as well as a central kitchen island. Completing the ground floor is a useful utility room and a cloakroom.

The first floor houses the principal bedroom with fitted wardrobes and an en suite with views over the countryside, as well as four further bedrooms, one of which also with an en suite. Further on this floor is

a family bathroom completing the accommodation. Of particular note, the ground floor is well laid out to offer potential to convert part of the house into an annexe wing.

Outside

Positioned along a semi-rural lane, Park House is approached via a gravelled driveway providing an ample space for parking and offers access to the double garage with electric doors. The beautifully laid to lawn southwest facing rear gardens are surrounded by a variety of mature trees and hedges offering a wonderful seclusion and are well stocked with fruit trees and flower beds. To the far end of the garden is a pond and benefits of views over the countryside. There are also several outbuildings including a summer house, greenhouse and a shed.



Location

The property enjoys a peaceful and secluded position in the popular village of Edwardstone and benefits from far reaching views over the surrounding open countryside. The picturesque village of Boxford is just 0.6 miles away, and offers local amenities including a post office, convenience store, primary school, village hall, bowling green and public house, as well as doctors surgery. Further facilities are available at the nearby village of Lavenham, as well as at the historic market town of Hadleigh. The A14 and A12 are both within easy reach providing main arterial routes in and out of Ipswich and the surrounding areas, including the stunning Suffolk countryside and coastline. Education provisions in the area include Finborough School, Old Buckenham Hall and Ipswich School.

Distances

- Boxford 0.6 miles
- Hadleigh 5.9 miles
- Sudbury 7.3 miles
- Ipswich 15.2 miles

Nearby Stations

- Colchester - mainline
- Ipswich - mainline
- Manningtree - mainline

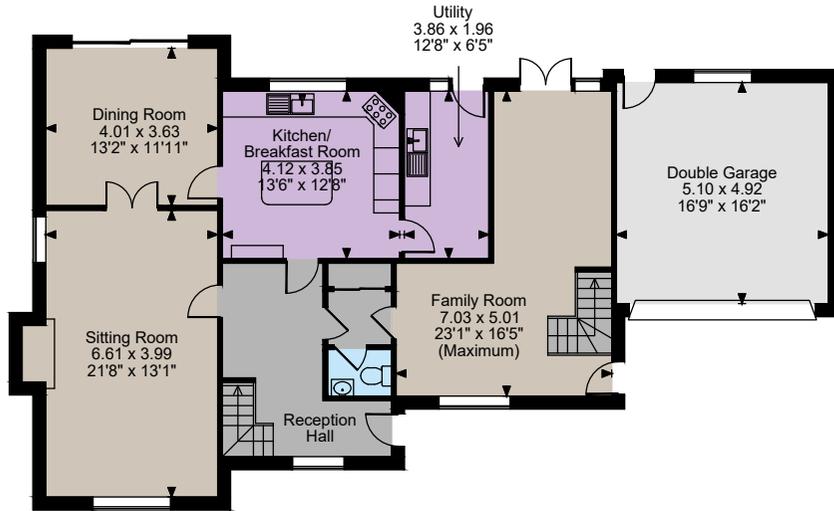
Key Locations

- Boxford village
- Historic Lavenham
- Stoke-by-Nayland and Dedham Vale
- Sudbury market town

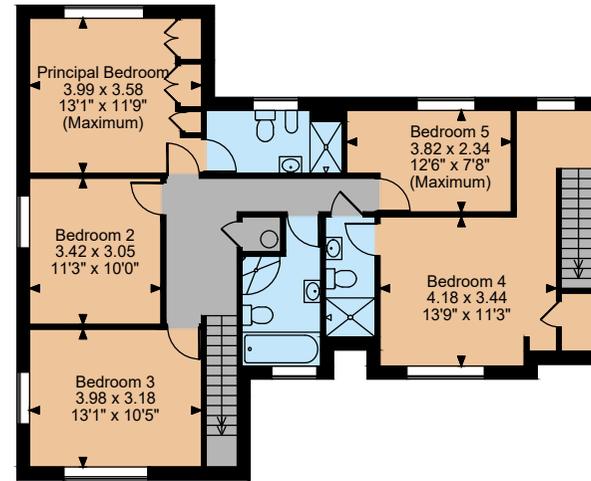
Nearby Schools

- Old Buckenham Hall School
- Littlegarth School
- Ipswich School
- Finborough School
- Woodbridge School
- Royal Hospital School





Ground Floor



First Floor

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

Main House internal area 2,229 sq ft (207 sq m)

Garage internal area 270 sq ft (25 sq m)

Total internal area 2,499 sq ft (232 sq m)

For identification purposes only.

Directions

CO10 5PD

///what3words ///bloodshot.butternut.waddle

General

Local Authority: Babergh District Council

Services: Mains water, drainage and electricity are connected. Oil-fired central heating.

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

Council Tax: Band F

EPC Rating: Rating E

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