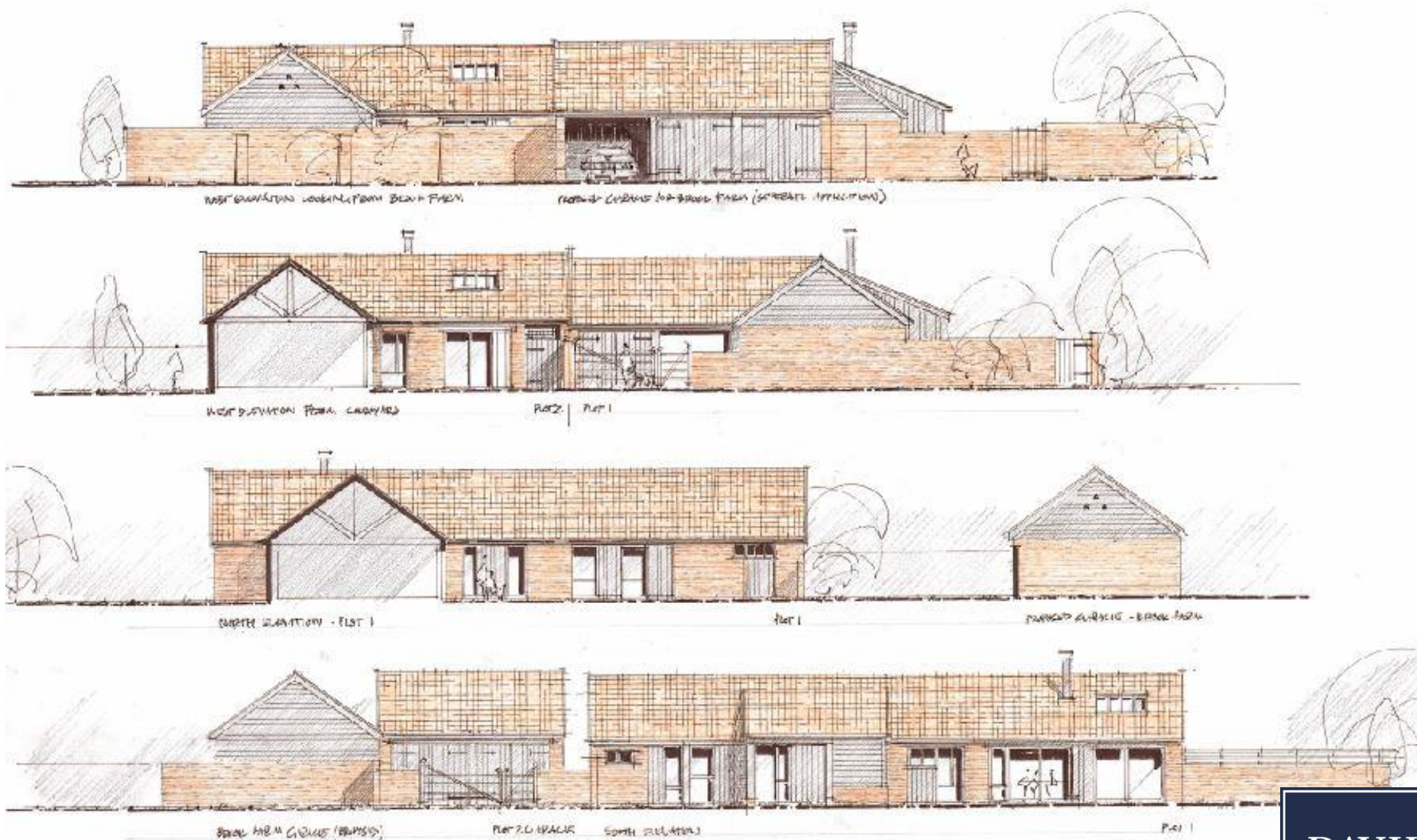


# Plot 1 Bungalow adjacent to Brook Farm, Sudbury Road, Newton, CO10 0QS



DAVID  
BURR

Plot 1 Bungalow adjacent to Brook Farm  
Newton, Sudbury, Suffolk

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Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton Green are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

An exclusive development of two high-specification single storey properties, set in the grounds of a former farm, tucked away within the highly-regarded South Suffolk village of Newton. Set on a private access road behind common land, the properties offer an accommodation schedule of approximately 1,500 / 1,550 sq ft and have been designed with farm building/stables inspired aesthetics whilst offering walls of glass, vaulted rooflines, air-source heat pumps and high-specification, energy efficient technology. Maintaining the farmstead narrative of the surrounding aesthetics, the properties will enjoy a redbrick, clay pantile and weatherboard exterior with a number of enclosed walls and hedge rows defining the development. Both properties will offer a garage/carport facility in addition to a central courtyard arrangement.

## **An exclusive development of two high-specification single storey properties benefitting from garage/carport, parking and gardens.**

- Proposed completion March 2021
- Planning application DC/17/05831 granted
- No stamp duty payable up to the first £500,000 tranche of property value should completion take place prior to end of March 2021
- Discrete position whilst retaining convenient access to the village green/golf course. Walking distance to the Saracens Head public house. Convenient access to a range of countryside walks and network of public footpaths.
- 3 bedrooms (1 en-suites)

### **AGENTS NOTES**

- The new homes will share the access drive serving Brook Farm.
- Both properties will enjoy a maximum solar gain from the orientation of the dwellings benefitting the energy generation via photovoltaic panels.
- Mains water, drainage and electricity will be connected. Air-source heat pump. None of these services will have been tested by the agent.

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**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

