



Nutley Grange
Nayland-with-Wissington, Suffolk

**DAVID
BURR**



Nutley Grange, Bures Road, Nayland-with-Wissington, Suffolk, CO6 4NA

Nayland-with-Wissington encompasses the historic village of Nayland which is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, church, hairdressers and a public house. The village was noted by Country Life as one of the 50 best places to live near London. Wissington is a rural hamlet lying to the west of Nayland. The market town of Sudbury is 9 miles, Ipswich 16 miles and Colchester about 6 miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A four-bedroom (one en-suite) detached property enjoying an elevated setting encompassing far-reaching views located within the well-regarded Nayland-with-Wissington. Offering panoramic views within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 329 m² / 3,541sq ft and is set in a total plot size of approximately 1.25 acres. Arranged via three ground-floor reception rooms, the property has been completed using high-specification materials including English oak internal doors, stripped oak flooring, an AGA kitchen/breakfast room, timber-framed double-glazed sash windows and a part-vaulted garden room to the front elevation. Further benefits to the property include a detached garage, ample private parking and gardens surrounding the property with a total plot size of 1.25 acres.

A four-bedroom (one en-suite) detached property comprising three reception rooms offering an accommodation schedule of approximately 3,500sq ft, enjoying an elevated setting with far-reaching views, lying within the Dedham Vale Area of Outstanding Natural Beauty.

Oak door with panel-glazed viewing screen, opening to:

ENTRANCE HALL: 6' 7" x 5' 7" (2.02m x 1.71m) Afforded a dual aspect with sash windows to side, oak flooring and twin doors with panel glazing opening to:

DINING HALL: 33' 2" x 9' 10" narrowing to **6' 7"** (10.12m x 3.00m narrowing to 2.03m) With staircase off, stripped oak flooring and two sash windows to side elevation. Door to useful under stair cloaks store with fitted shelving.

SITTING ROOM: 25' 2" x 16' 1" (7.67m x 4.91m) Afforded a dual aspect with sash windows to front and side elevations affording far-reaching view over rolling farmland. Central fireplace with tiled hearth, inset wood burning stove and mantle over. Panel-glazed oak door opening to:

GARDEN ROOM: 13' 11" narrowing to **11' 7" x 13' 3"** (4.23m narrowing to 3.54m x 4.05m) A part-vaulted garden room afforded a triple aspect with casement window range to front and side, two sets of French doors opening to the front terrace and tiled underfloor heating throughout. Oak with glass screening opening to:

AGA KITCHEN/BREAKFAST ROOM: 22' 9" x 15' 3" (6.93m x 4.66m) Fitted with a matching range of shaker-style base and wall units with granite preparation surfaces and upstands above. Sink unit and fitted appliances include an electric AGA, electric oven, hob, fridge/freezer and dishwasher. Sash window range to front and rear, LED spotlights and tiled underfloor heating throughout.

UTILITY ROOM: 11' 6" x 9' 6" narrowing to **5' 8"** (3.50m x 2.89m narrowing to 1.73m) Fitted with a matching range of shaker-style base units with granite-effect preparation surfaces over and tiling above. Stainless-steel single sink unit with mixer tap over and space and

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plumbing for washing machine and tumble dryer. Tiled flooring throughout and sash window to side.

CLOAKROOM: 8' 9" x 3' 9" (2.66m x 1.16m) Fully tiled and fitted with ceramic WC, wash handbasin and window to rear.

STUDY: 10' 3" x 10' 0" (3.12m x 3.07m) Afforded a dual aspect with sash windows to side and rear.

CLOAKROOM: 6' 0" x 3' 9" (1.85m x 1.15m) Fully tiled and fitted with ceramic WC, wall-hung wash handbasin, sash window to side and stripped oak flooring. Wall-mounted heated towel radiator.

First floor

LANDING: With hatch to loft, window range to side and twin doors opening to linen store housing useful fitted shelving. Seating area to front with glass screens and aspect across the front elevation.

BEDROOM 1: 16' 1" x 15' 3" (4.91m x 4.65m) A dual aspect principal suite with sash window range to front and side.

EN-SUITE BATHROOM: 9' 5" x 8' 6" (2.87m x 2.59m) Fitted with ceramic WC, wash handbasin within a marbled-topped base unit and bath with tiling above and shower attachment. Separately screened shower unit with both mounted and hand-held shower attachment. Wall-mounted heated towel radiator and sash window to side.

WALK-IN WARDROBE: 9' 6" x 7' 2" (2.89m x 2.18m) With lighting.

BEDROOM 2: 17' 10" x 12' 4" (5.43m x 3.76m) Afforded a dual aspect with sash window range to front and rear.

BEDROOM 3: 15' 4" x 14' 4" (4.68m x 4.36m) Afforded a dual aspect with sash window range to side and rear.

BEDROOM 4: 16' 2" x 10' 2" (4.92m x 3.11m) Afforded a dual aspect with sash window range to side and rear.

SHOWER ROOM: 9' 9" x 7' 3" (2.98m x 2.20m) Fully tiled and fitted with ceramic WC, wash handbasin within a granite-topped fitted unit and separately screened shower unit with both mounted and hand-held chrome shower attachment. Sash window to side and spotlights.

Outside

The property is afforded a right of way over land approaching the property with an expanse of lawn flanking the driveway. Private off-street parking is provided for approximately ten vehicles with a front terrace and access from the parking area to a:

GARAGE: With twin doors to front, light and power connected.

AGENTS NOTE: Rushbanks Farm benefits from an uninterrupted right of access across land within the curtilage of the property. Please contact David Burr Leavenheath for further details.

Nutley Grange benefits from a substantial loft space that offers space for conversion, if so required.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

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BROADBAND SPEED: Up to 45Mbps (source Ofcom).

PHONE COVERAGE: EE and O2 (source Ofcom).

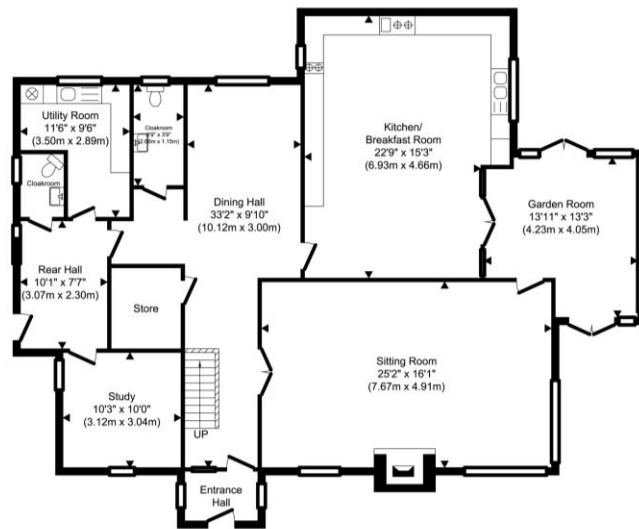
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EPC RATING: Band D. A copy of the energy performance certificate is available on request.

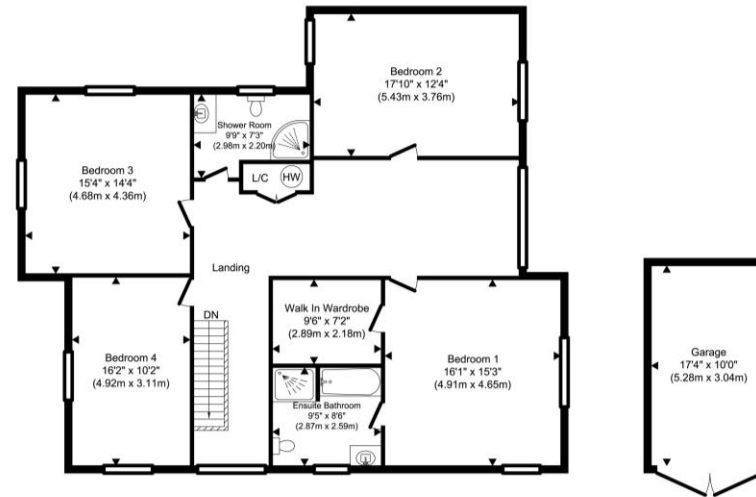
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G.

VIEWING: Strictly by prior appointment only through DAVID BURR. 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/>

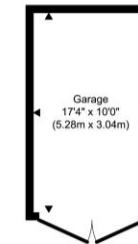
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Ground Floor
Approximate Floor Area
1708.87 sq. ft.
(158.76 sq. m)



First Floor
Approximate Floor Area
1494.13 sq. ft.
(138.81 sq. m)



Garage
Approximate Floor Area
172.76 sq. ft.
(16.05 sq. m)

TOTAL APPROX. FLOOR AREA 3375.77 SQ.FT. (313.62 SQ.M.)
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